

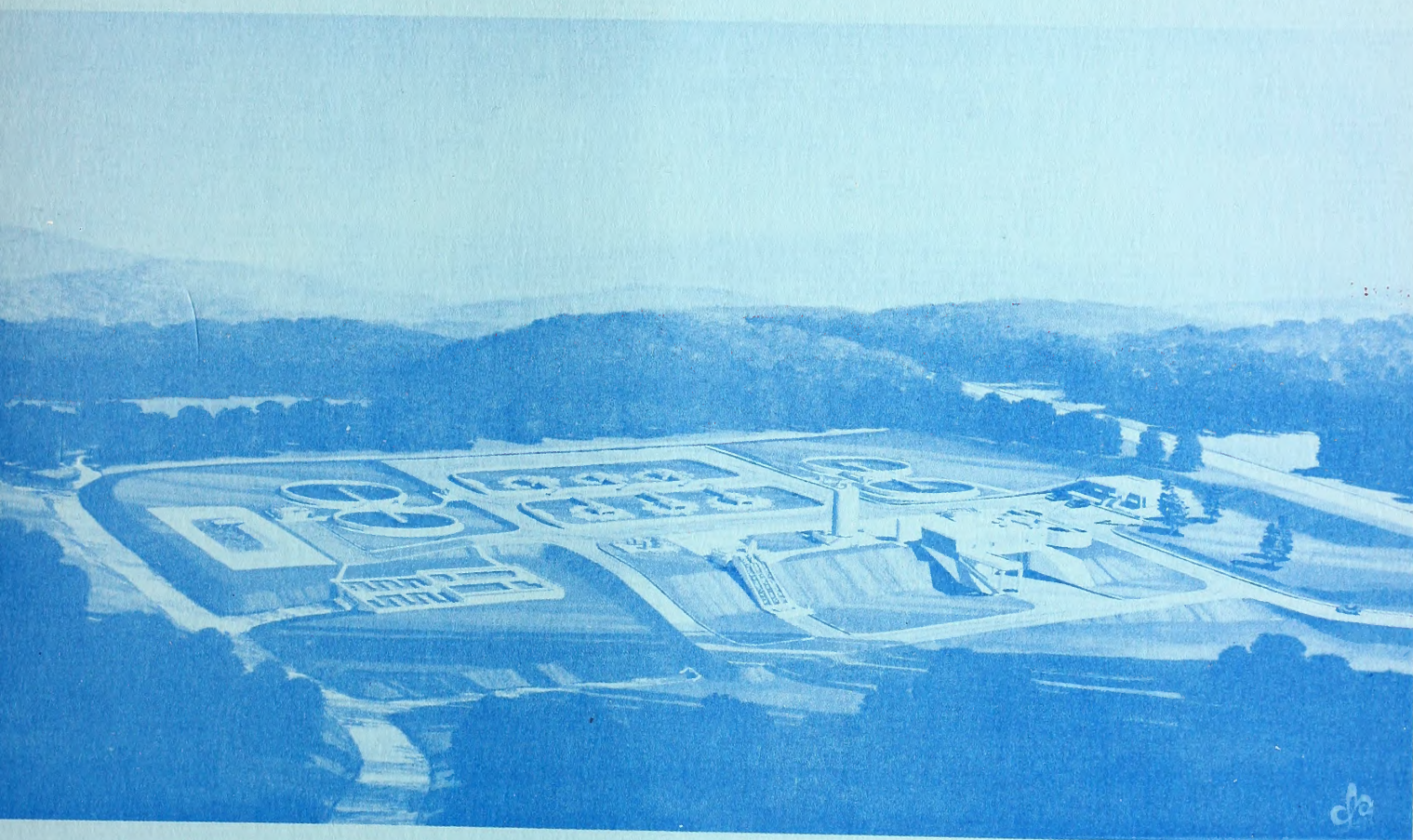
NA 3  
11:M34/2  
1978  
C.2

NORTH CAROLINA STATE LIBRARY  
RALEIGH

N. C.  
Doc

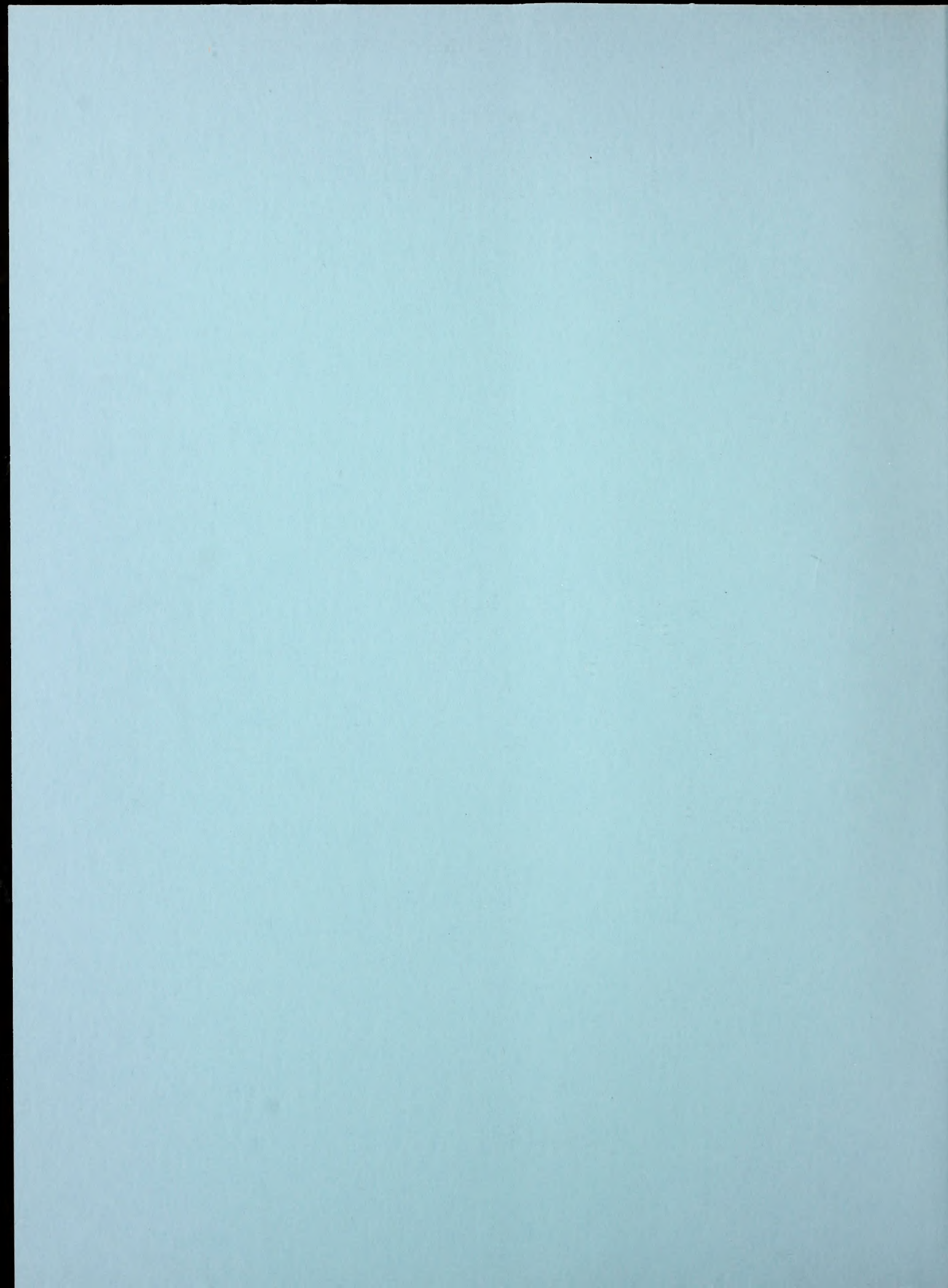
OCT 27 1978

**LAND USE ANALYSIS  
and  
LAND DEVELOPMENT  
PLAN UPDATE**



**MARION  
NORTH CAROLINA**





LAND USE ANALYSIS AND LAND DEVELOPMENT PLAN UPDATE

MARION, NORTH CAROLINA

PREPARED FOR:

The City of Marion, North Carolina  
James H. Segars, Mayor

City Council

A. Everette Clark, Mayor Pro-Tem  
Larry Brown  
Oliver Cross  
Robert James  
Horace Wilkerson

City Manager

J. Earl Daniels

PREPARED BY:

Marion Planning Board  
Dennis Turman, Chairman  
J. M. Lancaster, Jr.  
Mrs. Larry Brown  
Kristi Neal  
J. W. Bagwell  
Robin Hood, Vice Chairman  
Nancy Hunter  
Dan Davis

TECHNICAL ASSISTANCE PROVIDED BY:

NORTH CAROLINA DEPARTMENT OF NATURAL  
RESOURCES AND COMMUNITY DEVELOPMENT  
Howard N. Lee, Secretary

Division of Community Assistance  
Lenwood Long, Director

Asheville Regional Office, Asheville, NC  
Alan Lang, Chief Planner  
Linwood M. Harton, Jr., Project Planner  
Hermon Rector, Draftsman  
Sigrid Ballew, Stenographer  
Phyllis Hipps, Stenographer

June, 1978





## TABLE OF CONTENTS

<u>CHAPTER</u>		<u>PAGE</u>
1	INTRODUCTION	1
	Purpose of the Land Development Plan	1
	Scope of the Land Development Plan	3
	Overall Development Goals	4
2	BACKGROUND FOR PLANNING	5
	Physical Setting	5
	Historical Development	19
	Population	21
	Economy	35
	Water and Wastewater Coverage Area	44
3	LAND USE ANALYSIS AND LAND DEVELOPMENT PLAN	55
	Land Use Survey	55
	Land Development Goals and Standards	56
	Land Use Analysis	60
	Land Development Plan	86
	Implementation	102

# TABLE OF CONTENTS

CHAPTER	PAGE
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100



## TABLES

<u>NUMBER</u>		<u>PAGE</u>
1	CLIMATE OF THE MARION AREA	11
2	LIMITATION RATING OF SOIL RESOURCES AREAS FOR STATED USE - MARION PLANNING AREA	13
3	POPULATION OF MARION, McDOWELL COUNTY, EAST MARION AND WEST MARION	22
4	POPULATION PROJECTION - MARION, EAST MARION WEST MARION	23
5	DWELLING UNITS - MARION AND PLANNING AREA (1976)	28
6	ANNUAL GROWTH AND MIGRATION RATES	30
7	AGE AND SEX COMPOSITION - MARION	32
8	TOTAL EMPLOYMENT	36
9	EMPLOYMENT CHARACTERISTICS	38
10	MANUFACTURING EMPLOYMENT	40
11	INDUSTRY - NEW AND EXPANDED	43
12	EXISTING LAND USE WITHIN THE CITY OF MARION	76
13	MARION LAND USE CHANGES: 1972-1978	77
14	EXISTING LAND USE WITHIN THE PLANNING AREA, EXCLUDING MARION CITY LIMITS	80
15	LAND USE CHANGES IN PLANNING AREA (OUTSIDE MARION): 1972-1978	81
16	EXISTING LAND USE WITHIN THE PLANNING AREA INCLUDING MARION CITY LIMITS	82
17	LAND USE CHANGES FOR MARION AND PLANNING AREA: 1972-1978	83
18	PROJECTED LAND USE NEEDS FOR MARION AND THE PLANNING AREA - 1972	87

NUMBER

1. CLIMATE OF THE CITY
2. THE HISTORY OF THE CITY
3. THE PHYSICAL FEATURES OF THE CITY
4. THE ECONOMIC LIFE OF THE CITY
5. THE SOCIAL LIFE OF THE CITY
6. THE POLITICAL LIFE OF THE CITY
7. THE EDUCATIONAL LIFE OF THE CITY
8. THE RECREATIONAL LIFE OF THE CITY
9. THE ARTS AND CRAFTS OF THE CITY
10. THE LITERARY LIFE OF THE CITY
11. THE SCIENTIFIC LIFE OF THE CITY
12. THE RELIGIOUS LIFE OF THE CITY
13. THE CHARITABLE LIFE OF THE CITY
14. THE LEGAL LIFE OF THE CITY
15. THE MEDICAL LIFE OF THE CITY
16. THE MILITARY LIFE OF THE CITY
17. THE NAVAL LIFE OF THE CITY
18. THE AIR FORCE LIFE OF THE CITY
19. THE SPACE LIFE OF THE CITY
20. THE FUTURE LIFE OF THE CITY



## MAPS

<u>NUMBER</u>		<u>PAGE</u>
1	REGIONAL SETTING	6
2	NATURAL FACTORS AFFECTING DEVELOPMENT	9
3	SOIL RESOURCES AREAS	17
4	MARION, EAST MARION, WEST MARION AND PLANNING AREA	25
5	EXISTING WATER SERVICE AREA AND (OVERLAY SHOWING) PROPOSED LONG-RANGE WATER SERVICE AREA	47
6	EXISTING WASTEWATER SERVICE AREA AND (OVERLAY SHOWING) PROPOSED LONG-RANGE WASTEWATER SERVICE AREA	51
7	CITY OF MARION EXISTING LAND USE - 1972	64
8	CITY OF MARION LAND USE CHANGES 1972-1978	65
9	MARION PLANNING AREA EXISTING LAND USE - 1972	68
10	MARION PLANNING AREA LAND USE CHANGES 1972-1978	69
11	MAJOR AREAS OF SUBSTANDARD HOUSING	73
12	LAND DEVELOPMENT PLAN	89
13	THOROUGHFARE PLAN	97

NUMBER	DESCRIPTION	NUMBER
1	WATER TIGHT	1
2	WATER TIGHT	2
3	WATER TIGHT	3
4	WATER TIGHT	4
5	WATER TIGHT	5
6	WATER TIGHT	6
7	WATER TIGHT	7
8	WATER TIGHT	8
9	WATER TIGHT	9
10	WATER TIGHT	10
11	WATER TIGHT	11
12	WATER TIGHT	12
13	WATER TIGHT	13



## CHAPTER I

### INTRODUCTION

#### I. Purpose Of The Land Development Plan

Article 361 of Chapter 160A of the General Statutes of North Carolina states that:

"Any city may by ordinance create or designate one or more agencies to perform the following duties:

- (1) Make studies of the area within its jurisdiction and surrounding areas;
- (2) Determine objectives to be sought in the development of the study area;
- (3) Prepare and adopt plans for achieving these objectives;
- (4) Develop and recommend policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner;
- (5) Advise the council concerning the use and amendment of means for carrying out plans;
- (6) Exercise any functions in the administration and enforcement of various means for carrying out plans that the council may direct;
- (7) Perform any other related duties that the council may direct..."

Thus, the Marion City Council in order to help promote the health, safety and welfare of its citizens as well as to help insure efficiency and economy in the city's process of development, passed an ordinance creating the Marion Planning Board. The planning board decided that the formulation of a land development plan should be the first project in establishing an organized planning program. The land development plan is the cornerstone or perhaps the key element in the overall planning process, primarily because this plan offers a proposal as to how land should be used as expansion proceeds in the future. The original

land development plan was prepared in 1972. Recognizing that planning must be flexible to reflect changing conditions and goals within the community, the City of Marion has sought to update its on-going planning program. Thus in 1977, the city's zoning ordinance was completely reviewed and updated. In 1978 the city has seen the need to review and update the land development plan to reflect changes in the local development patterns. This study is an update of the original land development plan.



## II. Scope Of The Land Development Plan

The land development plan is made up of several component parts, including:

- (1) An assessment of the primary needs and goals of the citizens of Marion;
- (2) An investigation of the historical development of the area;
- (3) An investigation of the physical factors affecting development of the area;
- (4) An analysis of the existing use of land in the area and the structures on it;
- (5) A sketch plan for transportation systems in the area;
- (6) A proposal for the future use of land in the area;
- (7) Solutions for specific problems.

This study is concerned with the period of 1978 to 1998. The Marion Land Development Plan is not an exact picture of the Marion of 1998, nor is it a detailed scheme for its development. The plan is a general program for insuring orderly development and growth within the city and its adjacent one-mile area. Since planning is a continuous process and needs are ever-changing, the land use plan warrants continuing review and revision during the 20-year period.

Many references will be made to the planning area in the land development plan. The planning area includes the City of Marion and all land extending in all directions one-mile beyond the city's corporate limits. This one-mile area is of critical concern to the plan because this area's development and growth has a tremendous impact on the City of Marion. The planning area is depicted on Map 4.

### III. Overall Development Goals

Every community has certain goals, as does each individual within that community. Some of these individual goals may be common to many, while other goals may conflict. In order for the community to plan effectively, these common individual goals must be stressed and areas of conflict reduced to the maximum extent possible, so that the general agreement on the kind of community desired is attained.

The following general goals, developed by the Marion Planning Board, are to serve as a guide for the preparation of this plan, as well as in future planning elements, and for the fulfillment of the projected needs of the community:

- (1) To provide for orderly and progressive development within Marion and the adjacent area, enhancing and accentuating the existing favorable qualities of the region and improving those features that distract from the most beneficial development of the region;
- (2) To promote the coordinated growth and development of the City of Marion as well as the entire McDowell County urban area;
- (3) To preserve the City of Marion's identity as a community and to protect against the economic wastefulness associated with urban sprawl;
- (4) To promote an economy with a balance of industry, business and service; developed in harmony with residential growth;
- (5) To provide for orderly residential growth providing a variety of residential areas attractive to all age, income, religious and ethnic groups;
- (6) To develop a transportation system promoting interaction within the city and adjacent area and beyond into the surrounding region;
- (7) To capitalize on existing facilities serving the needs of the community and to provide more and better facilities when and where needed.

More specific goals are contained within Chapter 3.



## CHAPTER 2

### BACKGROUND FOR PLANNING

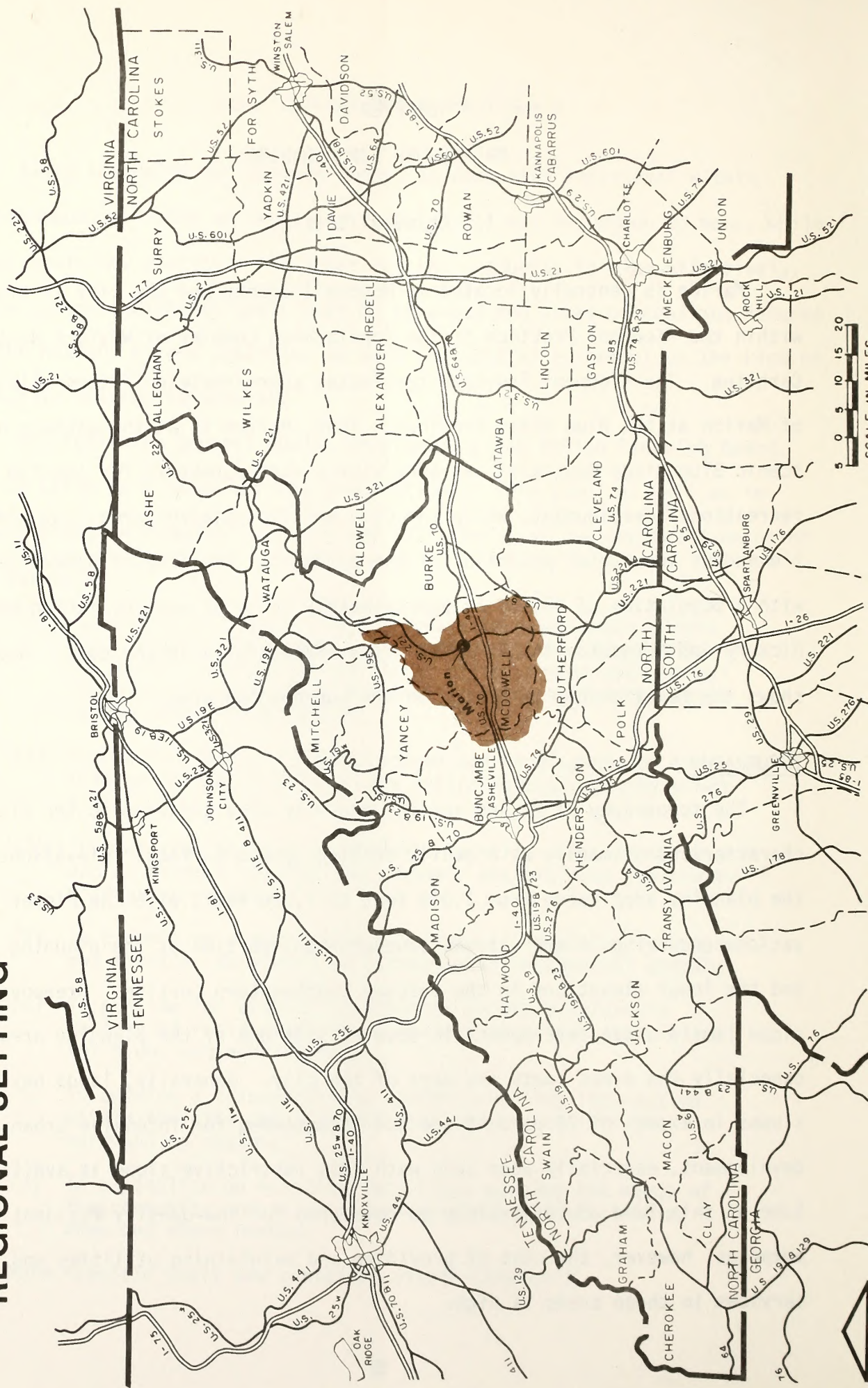
#### I. Physical Setting

Marion is centrally located in McDowell County and the city is situated within the Piedmont Province of the Appalachian Complex of Western North Carolina. The Piedmont Province terminates approximately fifteen miles west of Marion at the Blue Ridge Province. Thus, Marion is at the gateway of the scenic Blue Ridge Mountains, an area with a vast potential for tourism and recreational development, while the city and its adjacent area have the tremendous industrial potential of the piedmont. The City of Asheville, with a population of 58,000 is approximately 35 miles west of Marion while Hickory and Morganton lie 45 to 25 miles respectfully to the east. Map 1 shows the relationship of Marion to its surrounding area.

#### TOPOGRAPHY

The topography of Marion and the one-mile area adjacent to the City is characterized primarily by a gently rolling upland surface. Elevations in the planning area range from 2,040 feet to 1,220 feet, with the higher elevations occurring in the extreme southern-most portion of the planning area and the lower elevations in the extreme southeastern portion. Steepness of slope limits urban development in several sections of the planning area, especially the areas south and east of the city. Generally, lands having slopes in excess of 20 percent are not recommended for intensive urban development, especially when land with less restrictive slope is available. Some of this land could possibly be developed for low-density residential purposes, however, the cost of providing and maintaining utilities and services in these areas is high.

## REGIONAL SETTING





Another topographic factor affecting development is that of low-lying land subject to flooding. Development in these areas must be planned carefully in order to protect lives and property. Fortunately, the planning area has few locations that are subject to periodic flooding or a seasonably high water table. The Corpening Creek area that parallels N. C. 226 south of and outside the city and Rutherfordton Road inside the city is subject to high water levels.

Map 2 delineates locations with excessive slope and the major drainage areas within the study area. Soil area 1, depicted on Map 3, indicates locations that are subject to flooding or that have periodically high water tables.

#### CLIMATE

The climate is an important factor in the economic and physical development of a region. An area's temperature and/or precipitation greatly influences recreation and tourism potential of a locality, water supply, the industrial attractiveness and residential development. Thus, climatic data is a vital background item in analyzing the assets and liabilities of an area.

The climate of the Marion area is classified as warm temperate with mild winters. The summers are long and warm with a mean temperature of 74.4°F. The mean winter temperature is a moderate 40.8°F. The annual temperature is 58°F. The regional temperatures are subject to erratic variations because it is in the path of conflicting air masses which include warm air currents moving northward from the Gulf of Mexico and cold air currents moving southward from Canada.

Marion receives an average annual precipitation of 54.7 inches, which is distributed rather evenly in all seasons. The most rainfall is in the



The first paragraph of the report states that the purpose of the study is to determine the effect of the new tax law on the income of the average family. The second paragraph states that the study was conducted by the Bureau of Economic Analysis, and that the results are presented in the following table. The third paragraph states that the study was conducted by the Bureau of Economic Analysis, and that the results are presented in the following table. The fourth paragraph states that the study was conducted by the Bureau of Economic Analysis, and that the results are presented in the following table. The fifth paragraph states that the study was conducted by the Bureau of Economic Analysis, and that the results are presented in the following table.

The following table shows the effect of the new tax law on the income of the average family. The first column shows the income of the average family in 1964, and the second column shows the income of the average family in 1965. The third column shows the percentage change in income from 1964 to 1965. The fourth column shows the number of families in each income bracket. The fifth column shows the total income of all families in each income bracket. The sixth column shows the total income of all families in 1964, and the seventh column shows the total income of all families in 1965. The eighth column shows the percentage change in total income from 1964 to 1965. The ninth column shows the number of families in each income bracket. The tenth column shows the total income of all families in each income bracket. The eleventh column shows the total income of all families in 1964, and the twelfth column shows the total income of all families in 1965. The thirteenth column shows the percentage change in total income from 1964 to 1965.

**ARION,  
ORTH CAROLINA  
ANNING AREA**



400 0 800 2000 2800  
SCALE IN FEET

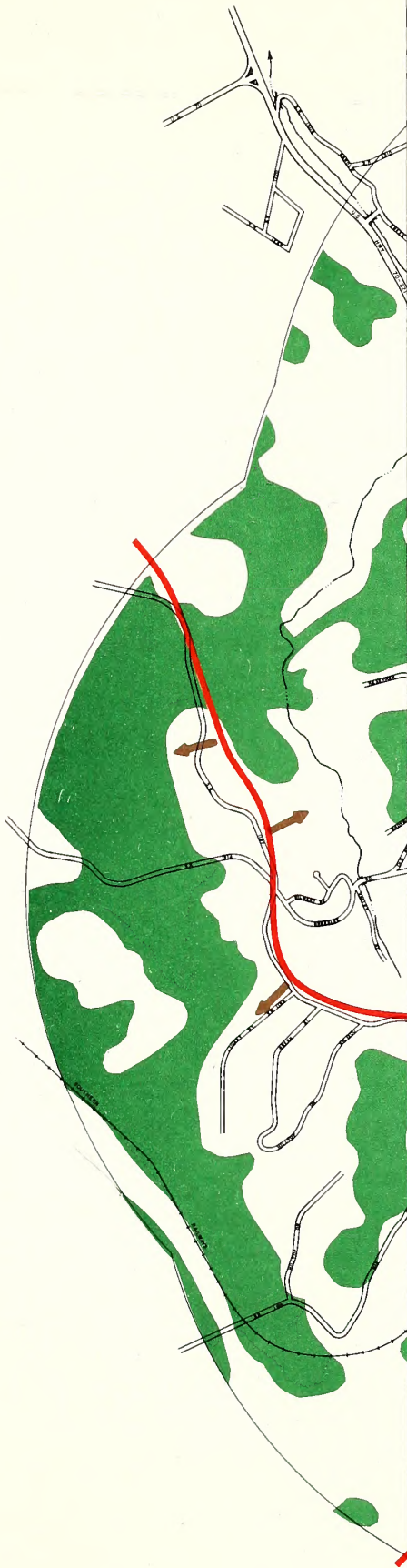
P 2

**NATURAL FACTORS AFFECTING  
DEVELOPMENT**

**LEGEND**

**SLOPE GREATER THAN 20%**

**DRAINAGE AREAS**







**MARION,  
NORTH CAROLINA  
PLANNING AREA**



400 0 800 2000 2400  
SCALE IN FEET

**MAP 2**

**NATURAL FACTORS AFFECTING  
DEVELOPMENT**

**LEGEND**

 **SLOPE GREATER THAN 20%**

 **DRAINAGE AREAS**





TABLE 1 - CLIMATE OF THE MARION AREA

Month	Mean <sup>1</sup> Temperature	Average <sup>2</sup> Precipitation
December	40.7	4.61
January	40.0	4.21
February	<u>41.8</u>	<u>4.34</u>
Winter	40.8	13.16
March	49.4	4.84
April	57.7	4.14
May	<u>66.0</u>	<u>4.44</u>
Spring	57.7	13.42
June	72.8	5.16
July	75.6	5.86
August	<u>74.7</u>	<u>5.82</u>
Summer	74.4	16.84
September	69.6	4.20
October	59.3	4.08
November	<u>48.8</u>	<u>2.99</u>
Fall	59.2	11.27
YEAR	58.0	54.69

Source:

United States Weather Bureau (Marion Station)

<sup>1</sup>Data compiled for 59 years<sup>2</sup>Data compiled for 68 years



summer with 16.8 inches and the driest season is fall with 11.3 inches. The major rain causing factor in this area is the conflicts of contrasting air masses which create the cyclonic storms and fronts that accompany weather changes. Table 1 shows the mean monthly, seasonal and annual temperatures, plus the average monthly and seasonal rainfall.

### SOILS

In planning for the future growth and development of the Marion area, an understanding of the local soils is a necessity. Overriding considerations may force solutions to known soil problems regardless of expense. However, planning fails if the expense comes as a surprise, and the failure is painful if the expense could have been avoided by the choice of an equally suitable location where the soils were appropriate to the intended use. Soil characteristics should not become the prime influence of land use; however, soil factors affecting form or cost of development deserve as much consideration as other elements in shaping the land development plan.

The soil analysis is useful in guiding development, in guiding the location of major buildings and in alerting builders to problems, which may be anticipated. Soil associations of the Marion area are shown in Map 3, with their limitation for certain uses shown in Table 2. The soil resource area map is not detailed enough to relate to a single lot, but it is a source of information for large areas. The Soil Conservation Service, the agency that supplied the soils data presented in this report, should be consulted for detailed information on small tracts of land.

In developing Table 2, the following degrees of limitation ratings were used:

Slight-- The soil has only minor limitations that can be easily corrected.

TABLE 2 - LIMITATION RATINGS OF SOIL RESOURCE AREAS FOR STATED USES,  
MARION PLANNING AREA

Soil Area No.	Soil Resource Area	Dwellings with		Recreation		Suitability for		
		Sewerage Systems	Septic Tank Filter Fields	Camp Sites	Picnic Areas	Intensive Play Areas	Light Industries <sup>1/</sup>	Rds. and Streets <sup>2/</sup> General Agriculture Woods
1	Congaree	Sev., Fl	Sev., Fl	Mod., Fl	Mod., Fl	Slt.	Sev., Fl	Sev., Fl Good
	Chewacla	Sev., Fl	Sev., Fl, Wt	Mod., Fl, Wt	Mod., Fl, Wt	Mod., Fl, Wt	Sev., Fl, Wt	Sev., Fl, Wt Good
2	Hayesville loam, 2 to 10% slopes	Slt.	Mod., Perc.	Slt. to Mod., Sl	Slt.	Mod. to Sev., Sl	Mod., Sh-Sw-Sl	Mod. Traf Good
3	Hayesville loam, 10 to 25% slopes	Mod.	Mod. to Sev., Perc, Sl	Mod. to Sev., Sl	Mod. to Sev., Sl	Sev., Sl	Sev., Sl	Sev., Sl Fair
4	Hayesville loam, 25 to 50% slopes	Sev., Sl	Sev., Sl	Sev., Sl	Sev., Sl	Sev., Sl	Sev., Sl	Sev., Sl Poor
	Saluda	Sev., Sl	Sev., Sl, R	Sev., Sl	Sev., Sl	Sev., Sl	Sev., Sl	Sev., Sl Poor
	Ashe	Sev., Sl	Sev., Sl, R	Sev., Sl	Sev., Sl	Sev., Sl	Sev., Sl, R	Sev., Sl, R Fair

Abbreviations for Limiting Factors:		Slopes> 10% limi-	Slopes> 10% im-	Slopes> 6% im-	Slopes> 10% im-	Slopes> 10% im-	Slopes> 25% im-
F1 - Flood hazard	tations; pose	tations; pose	impose limita-	impose limita-	6% im- pose	10% im-	25% im-
Wt - Water Table	10-25%+ limita-	10-25%+ limita-	tions; 6-10%+ Mod.; 10%+-	tations; 6-10%+ Mod.; 10%+-	pose limita-	impose limita-	pose limita-
Traf - Trafficability	Mod; 25%+ tions; -Sev.	Mod; 25%+ tions; -Sev.	Mod.; 10-15% Mod.; 15%+-	tations; 6-10%+ Mod.; 10%+-	tations; 6-10%+ Mod.; 10%+-	seva. limitations	seva. limitations
Sh-Sw - Shrink-swell potential							
R - Rock							
Perc - Percolation rate							
Sl - Slope							

Abbreviations for degree of limitations:

Slt. - Slight  
Mod. - Moderate  
Sev. - Severe

<sup>1/</sup> Structures whose footings are in subsoil.  
<sup>2/</sup> Refers to roads and streets that have subsoil for base.

Source: Soil Conservation Service



Moderate -- The soil has moderate limitations that can be overcome or corrected by practical means.

Severe -- The soil has severe limitations, making the area difficult to develop.

The soils pattern in the Marion area is relatively simple with approximately 90 percent of the area being within the Hayesville soil series. Much of the remaining acreage is composed of bottom land. The Hayesville series was mapped in different slope phases for interpretative purposes.

The following section contains a brief description of the various areas:

Area 1 is composed of well-drained and poorly-drained bottom land soils that are susceptible to occasional stream overflow and a seasonally high water table. This area is characterized by nearly level alluvial soils with friable loamy subsoils. This area is primarily suitable for open type land uses such as recreation and agriculture and is not suitable for residential, industrial, or transportation uses. The soils that make up Area 1 are the Congaree and Chewacla series.

The soils of Area 2 are generally good for most types of urban land uses. These soils are gently sloping, two to ten percent, and are characterized by a brown loam surface and a friable red clay subsoil. The primary soil in this area is the Hayesville loam.

Soil Area 3 is composed of a well-drained moderately steep soil with a brown loam surface, a friable red clay subsoil and slopes ranging from 10 to 25 percent. The area has a moderate to severe limitation for most land uses due to moderately steep slopes and moderate percolation. The area is fairly well conducive to recreational and transportation uses. The Hayesville loam comprises most of Area 3.

Area 4 is characterized by steep slopes, 25 to 50 percent, and in



most places a small amount of soil cover. Thus, this area has severe limitations for almost all types of urban development. The Hayesville, Saluda, and Ashe soils comprise this area on steep mountains to the east and south of the Marion city limits.



ARION,  
NORTH CAROLINA  
ANNING AREA







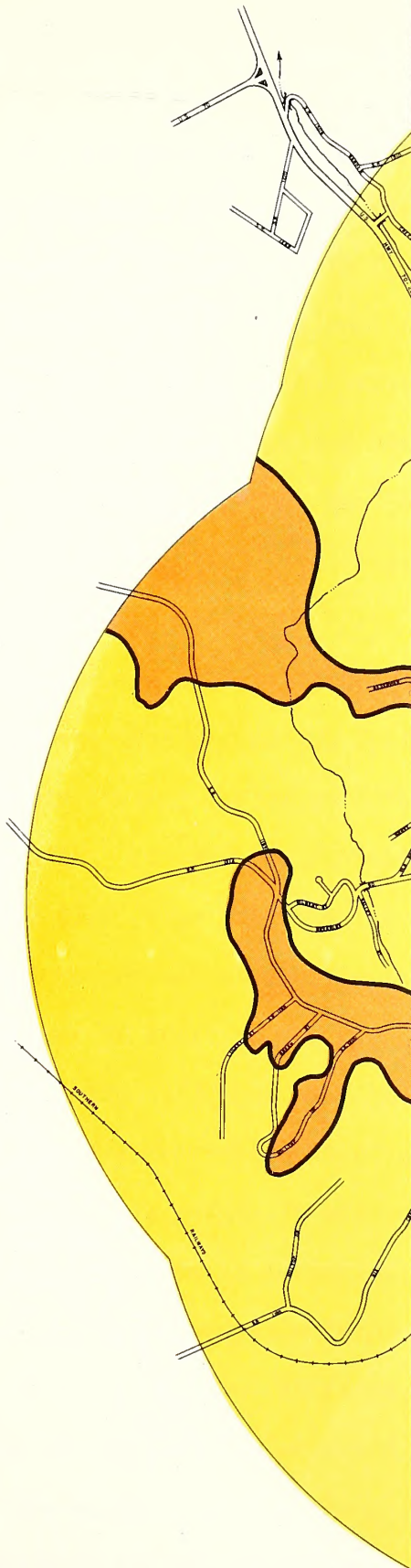
400 0 800 2000 2800  
SCALE IN FEET

MAP 3

SOIL RESOURCE AREAS

LEGEND

-  1 CONGAREE-CHEWACLA
-  2 HAYESVILLE LOAM,  
2-10% SLOPE
-  3 HAYESVILLE LOAM,  
10-25% SLOPE
-  4 HAYESVILLE LOAM,  
OVER 25%







**MARION,  
NORTH CAROLINA  
PLANNING AREA**







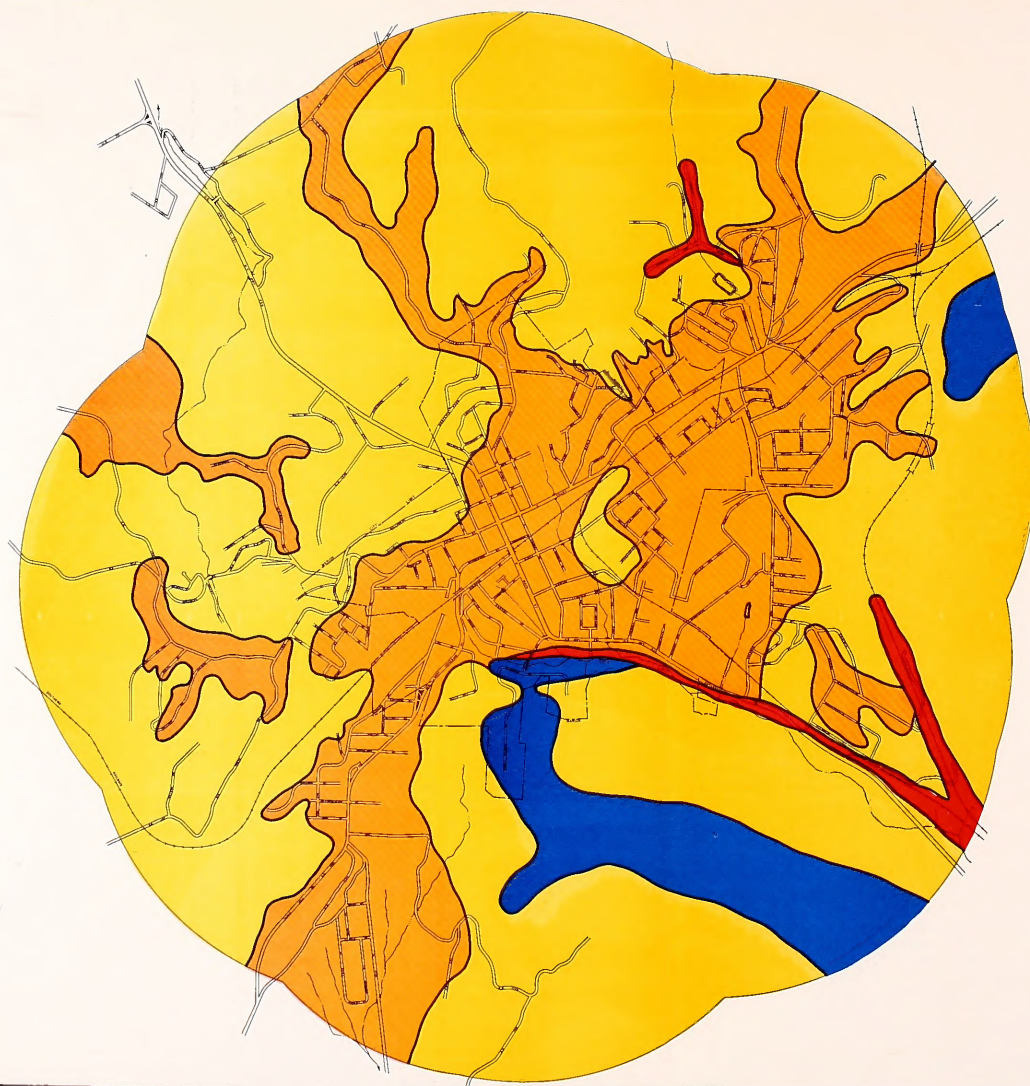
400 0 800 1600 2400  
SCALE IN FEET

**MAP 3**

**SOIL RESOURCE AREAS**

**LEGEND**

-  1 CONGAREE-CHEWACLA
-  2 HAYESVILLE LOAM,  
2-10% SLOPE
-  3 HAYESVILLE LOAM,  
10-25% SLOPE
-  4 HAYESVILLE LOAM,  
OVER 25%







## II. Historical Development

In 1842, McDowell County was formed from an area which was originally part of Rutherford and Burke Counties. The county had a population of 6,246 persons at the time of its formation and was named in honor of Colonel Joseph McDowell, a colonel in the militia, a physician and a legislator--the first U. S. Congressman from Western North Carolina.

Jonathan L. Carson gave the new county a 50-acre tract to establish a county seat. Thus, in 1843 Marion was founded on this tract and was named in honor of a South Carolinian, General Francis Marion, who was a Revolutionary war hero.

Marion and its adjacent area began to experience growth in the late 1800's. During this period the Southern Railway constructed a railway line westward through Marion to Asheville to help link the Greensboro-Knoxville line. In 1908 the Clinchfield Railroad completed its track through the Blue Ridge Mountains to Marion. Thus, in its early stages of development Marion was at the junction of two railroads linking north to south and east to west. U. S. Highways 70 and 221-226 intersect at the city and with the railroads and the access to Interstate 40 helped make Marion a true transportation focal point.

In 1894 a fire partially destroyed Marion; however, industrial development helped the town to redevelop. In 1902 a furniture plant, now called the Broyhill Furniture Company, was established at Marion. The first hosiery mill, Marion Knitting, came in 1908 and the first textile plant, now the Marion Manufacturing Company, in 1909. In 1972, Baxter Laboratories established a large plant north of Marion. Thus, the trend was established and has continued in that the Marion planning area has become heavily industrialized and is attracting new industries at a rapid pace.

Marion, with a 1970 population of 3,335, is the largest city in the county and it serves as the county's trade center. Approximately one-half of the county's 30,648 residents reside within five miles of the city. Here are located the majority of the industries of McDowell County, most of which are concentrated in the furniture, textile and hosiery groups.

The Marion area has many recreation areas that attract tourism. Some of these areas include the Duke Power Company owned Lake James, Lake Tahoma, the Blue Ridge Parkway and many other places of interest.



### III. Population

Since 1930, Marion has experienced a somewhat erratic population growth. The City experienced population increases during the 1930's and 1950's and experienced decreases during the 1940's and 1960's. In 1960, the City had an official U. S. Census of Population of 3,345 persons, an increase of 22.1 percent over the 1950 population of 2,740. In 1970, however, the Census of Population indicated the City had declined by .3 percent in population to a total of 3,335. According to the North Carolina Department of Administration's Office of State Planning estimate, Marion had a 1975 population of 3,750. This represents an increase of 12.4 percent since 1970. McDowell County's population increased from 20,335 in 1930 to 30,648 in 1970 with increases experienced during each decade. The 1975 estimate indicates a county population of 33,800, representing an increase of 10.3 percent since 1970. According to the 1975 estimates, McDowell County's rate of growth is greater than the other counties in Region C.

It is important to note that Marion serves a significantly larger market than indicated by the city population. The U. S. Census Bureau in 1950 designated two unincorporated areas adjacent to Marion. East Marion has increased in population from 2,901 in 1950 to 3,015 in 1970. West Marion increased from 1,233 in 1950 to 3,034 in 1970. As evidenced by these figures, most development in the Marion area is occurring outside the City. Because of the lack of developable land within the city, city population will change only slightly in the future unless annexation occurs. The urbanized unincorporated areas adjacent to the city should continue to develop and expand in population according to projections made by the North Carolina Department of Natural and Economic Resources, Division of Community Services. These projections are contained in the city's



TABLE 3

## POPULATION OF MARION, MCDOWELL COUNTY, EAST MARION AND WEST MARION

Year	Marion	MCDowell County	East Marion	West Marion
1930	2,467	20,336	N/A	N/A
1940	2,889	20,996	N/A	N/A
1950	2,740	25,720	2,901	1,233
1960	3,345	26,742	2,441	2,335
1970	3,335	30,648	3,012	3,034

Source: U. S. Census of Population.

TABLE 4

## POPULATION PROJECTION, MARION, EAST MARION, WEST MARION

Year	Marion	E. Marion	W. Marion	Total
1970	3,335	3,012	3,034	9,384
1980	3,552	3,072	3,934	10,588
1990	3,769	3,129	4,834	11,732

Source: N. C. Department of Natural Resources and Community Development  
Division of Community Services





**ONE MILE  
EA (Includes  
d West Marion)**



**ION  
ARION  
ARION  
MILE PLANNING AREA**



1900

RECEIVED FROM THE AMERICAN ASSOCIATION OF COLLEGE AND UNIVERSITY FACULTIES

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

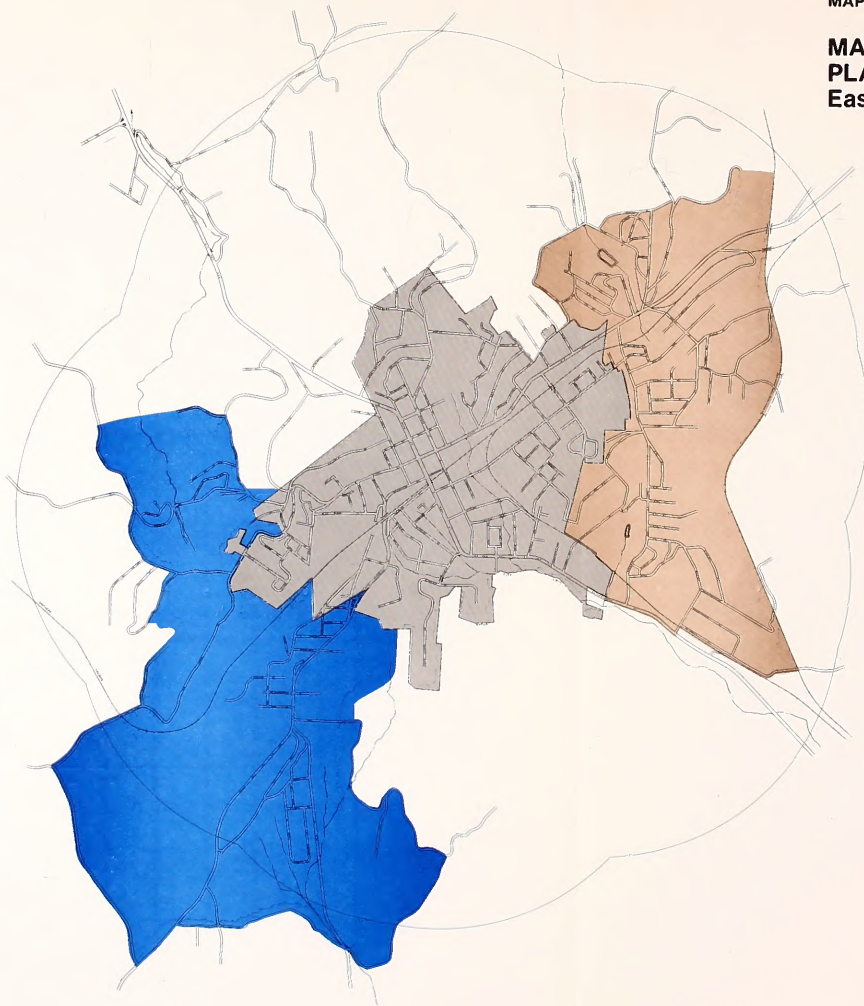
1900

1900

1900

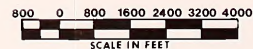
1900

**MARION AND ONE MILE  
PLANNING AREA (Includes  
East Marion and West Marion)**



**LEGEND**

- MARION
- E. MARION
- W. MARION
- ONE MILE PLANNING AREA





MARIN AND  
ISLANDING AREA  
Estimation and

1970

1971

1972

1973

1974

1975

1976

1977

1978

1979

1980

1981

1982

1983

1984

1985

1986

1987

1988

1989

1990

1991

1992

1993

1994

1995

1996

1997

1998

1999

2000

2001

2002

Land Development Plan and are thus used for planning purposes. These projections indicate that West Marion will develop the most rapidly and will contain more population than East Marion or the City of Marion by 1990. It is also significant to note that by 1990 the combined population of Marion, East and West Marion will approach 12,000. Municipal water is provided to most of the developing areas outside the City. However, several developing areas outside the City lack adequate sewer treatment and thus should be provided with municipal sewer service. Since most development is occurring outside the City, it is important for health and safety reasons that these areas receive adequate water and sewer service. Thus Marion should develop a water and sewer extension policy for these areas or pursue an aggressive annexation program.

A housing survey was conducted in August, 1976, for Marion and its one-mile planning area by the Department of Natural and Economic Resources, Division of Community Assistance. This survey indicated there were 1,242 dwelling units (including mobile homes) inside the City. Based on the Census Bureau's 1970 figure of 2.8 persons per dwelling unit for the City, an estimated 3,540 persons were living inside the City. The survey indicated the planning area contained 2,461 dwelling units including mobile homes. Based on the 1970 figure of 3.23 persons per dwelling unit in McDowell County, the planning area contained an estimated population of 7,875 in 1976. These figures indicate a total 1976 population for Marion and its planning area of approximately 11,489. Marion Township, which includes a larger area than just East Marion, West Marion and the City of Marion, is projected by the North Carolina Department of Natural and Economic Resources, Division of Community Services to have a 1980 population of 16,769 and a 1990 population of 18,997. According to the official

TABLE 5  
DWELLING UNITS - MARION AND PLANNING AREA (1976)

	Dwelling Units	Persons Per Dwelling Unit	Estimated Population
Marion	1,242	2.8	3,540
Planning Area	<u>2,461</u>	3.2	<u>7,875</u>
Total	3,703		11,415

Source: 1976 Survey by N. C. Department of Natural Resources and  
Community Development, Division of Community Assistance.



U. S. Bureau of the census figures, 14,624 persons lived in Marion Township in 1970.

### Migration

Migration can be broadly defined as a permanent or semi-permanent change of residence. Migration thus can include a move within the community, whether it be across the street or across town. However, in terms of analyzing the effect of migration on the population and economy of a community, one must be primarily concerned with those persons who migrate into and out of the community.

While there are many factors affecting migration, economics is the single most important consideration. The opportunity to better one's self economically plays an important role in the decision to move from one community to another. Consequently, areas that are able to provide new and expanding job opportunities are the areas experiencing a net in-migration. On the other hand, net out-migration generally occurs in those areas experiencing stagnant or declining job opportunities. Other factors affecting migration include such things as climate, and the quality of the local schools, civic organizations and other public and cultural activities. Then there are the personal factors such as a desire to live near friends or relatives or to continue to live in the community where one has spent his childhood.

Since 1960, McDowell County's annual growth rate has been increasing. During the 1960's, the County experienced an annual growth rate of 1.46. Between 1970 and 1975, the annual county growth rate was 1.94. The annual rate of natural increase in the county has decreased from 1.17 during the 1960's to .92 between 1970 and 1975. The increasing annual growth rate has been the result of a significant increase in the annual net migration

TABLE 6

## ANNUAL GROWTH AND MIGRATION RATES

County	Annual Growth Rate 1960-70	Annual Growth Rate 1970-75	Annual Rate Natural Increase		Annual Rate Net Migration	
			1960-70	1970-75	1960-70	1970-75
McDowell	1.46	1.94	1.17	.92	.29	1.02
Rutherford	.50	1.16	.98	.65	-.49	.51
Cleveland	.98	1.46	1.35	.89	-.36	.57
Polk	.30	1.63	.55	.04	-.26	1.58
North Carolina	1.16	1.37	1.31	.85	-.15	.52

Source: N. C. Department of Administration, Office of State Planning

rate. This figure increased from .29 during the 1960's to 1.02 during the 1970-75 period. With a declining birth rate, Marion's and McDowell County's population growth will depend more heavily on their ability to increase the net migration rate through expanding their employment base.

### Age and Sex

Age of the population becomes important in terms of the burden placed on all levels of government to meet the needs of the people. A large concentration of elderly and young people places a heavy demand on local resources in terms of health and social costs and the costs associated with providing educational opportunities for the children. On the other hand, young people who have completed school and middle age adults who usually are enjoying the height of their career are the groups that are able to contribute the most to the community in terms of expendable income. These two groups are usually the most able to become involved in civic and other similar types of endeavors. In addition, these people generally require less from the local government in terms of social programs, health care, etc.

According to the 1970 Census, Marion has a relatively old population. The median age of the male population was 32.0 years. Only seven cities in North Carolina with a population between 2,500 and 10,000 had a higher median age for males. The median age for males in McDowell County in 1970 was 28.1 years. The median age for males in North Carolina in 1970 was 25.0 years. Of the males in Marion in 1970, 10.8 percent were 65 years or over in age. The median age for females in Marion in 1970 was 39.7 years. Only five cities in the State with a 1970 population between 2,500 and 10,000 had an older median age for females. The median age for females in North Carolina in 1970



TABLE 7  
AGE AND SEX COMPOSITION-MARION

	<u>Total</u>	<u>Percent</u>
<u>Male, All Ages</u>	1,525	
Under 5 years	121	7.9
5 - 9 years	115	7.5
10 - 14 years	169	11.0
15 - 19 years	139	9.1
20 - 24 years	45	6.2
25 - 29 years	97	6.3
30 - 34 years	66	4.3
35 - 39 years	87	5.7
40 - 44 years	95	6.2
45 - 49 years	122	8.0
50 - 54 years	87	5.7
55 - 59 years	87	5.7
60 - 64 years	79	5.1
65 - 69 years	63	4.1
70 - 74 years	50	3.2
75 years and over	53	3.4
Under 18 years	500	32.7
21 years and over	961	63.0
65 years and over	166	10.8
Median Age	32.0	

TABLE 7 (Cont'd)

	<u>Total</u>	<u>Percent</u>
<u>Female, All Ages</u>	1,810	
Under 5 years	116	6.4
5 - 9 years	118	6.5
10 - 14 years	155	8.5
15 - 19 years	130	7.1
20 - 24 years	116	6.4
25 - 29 years	92	5.0
30 - 34 years	87	4.8
35 - 39 years	97	5.3
40 - 44 years	102	5.6
45 - 49 years	126	6.9
50 - 54 years	125	6.8
55 - 59 years	137	7.5
60 - 64 years	104	5.7
65 - 69 years	99	5.4
70 - 74 years	87	4.8
75 years and over	119	6.6
Under 18 years	468	25.8
21 years and over	1271	70.2
65 years and over	305	16.8
Median Age	39.7	

Source: U. S. Census of Population, 1970

was 28.1 years. The median age for females in McDowell County in 1970 was 30.3. Of the females in Marion in 1970, 16.8 percent were 65 years or older. These figures indicate that Marion contains a substantial proportion of the elderly population of McDowell County. Further substantiating this finding is the fact that in 1970 Marion contained 10.8 percent of those persons seventy-five years and older living in the county. On the other hand, Marion contains only 9.2 percent of those persons under twenty years of age in the county.



#### IV. Economy

One of the major reasons for the collection of groups of people into communities has been specialization of employment activities which has been a trademark of American employment in the Twentieth Century. This division of labor automatically implies interaction, which can most efficiently occur when people and industry are located in close proximity. The evolution of the North American city is closely tied to the development of American manufacturing, for it is primarily the underlying cause of the growth or stagnation of the economy, depending on the nature of the industrial mix and the extent of local interlinkages between plants. When the economy of an area is too heavily dependent on one industry, the whole area becomes extremely susceptible to fluctuations in the economic health of that particular industry. These fluctuations are usually affected primarily by national trends which are totally out of the control of the local community. Conversely a healthy, stable economy is characterized by a diversification of employment into several different industries to the degree that an economic downturn in one industry will not have an overly adverse effect on the local economy.

Once a community has been established the demand is created for service oriented employment designed to serve primarily the needs of the local population. The demand is created for food, clothing, and other types of consumer goods, health care, physicians, lawyers, etc.

Thus the growth and development of a community is dependent upon the health of the local economy which in turn depends on the nature of the industrial mix and the degree of diversification of the local labor force.

##### Total Employment Trends

Table 8 indicates that both Marion and McDowell County have experienced

TABLE 8  
TOTAL EMPLOYMENT<sup>1</sup>

Total Employed	Marion	McDowell County	Rutherfordton	Forest City	Spindale	Rutherford County
1960	1,389	9,419	1,295	2,533	1,692	16,317
1970	<u>1,472</u>	<u>12,494</u>	<u>1,336</u>	<u>2,963</u>	<u>1,805</u>	<u>19,887</u>
(1970-1960)	83	3,075	41	430	113	3,570

<sup>1</sup> Figures based on place of residence.

Source: 1960 and 1970 U. S. Census of Population.



increases in total employment between 1960 and 1970. Even though Marion had an increase in employed residents, the vast majority of the increase for McDowell County occurred outside of Marion. It should be pointed out that the figures in Table 8 represent place of residence and not place of employment for workers. Consequently, these figures do not represent where the jobs are, but rather where employed people live. For comparative purposes the same figures are presented for neighboring Rutherford County and its three largest municipalities. These figures also indicate a trend toward more and more workers residing outside the municipalities.

#### Employment Characteristics

A closer examination of employment characteristics of Marion and McDowell County indicates some interesting trends. A larger percentage of both Marion and McDowell County residents were employed in manufacturing jobs in 1970 than in 1960. However, within the manufacturing category, textiles are becoming less dominant. In 1960, 69.4 percent of McDowell County residents employed in manufacturing were employed in the textile industry. In 1970, however, textile employment had dropped to 61.8 percent of the total manufacturing employment. The furniture industry's share of manufacturing employment in the county dropped from 24.7 percent in 1960 to 19.3 percent in 1970. On the other hand, metal, electrical machinery and other durable goods such as stone, clay, glass, and concrete products and professional, photographic and time keeping equipment have significantly increased their share of the manufacturing employment. The metal industry increased its share of manufacturing employment in the county from .1 percent in 1960 to 3.9 percent in 1970. Electrical machinery's share increased from .1 percent to 5.3 percent. Other durable goods increased from .2 percent to 2.3 percent.



TABLE 9  
EMPLOYMENT CHARACTERISTICS

<u>Total Employed</u>	<u>Marion</u>	<u>Percent</u>	<u>McDowell County</u>	<u>Percent</u>
1960	1,389	100	9,419	100
1970	1,472	100	12,494	100
<u>Manufacturing - Total</u>				
1960	534	38.4	5,176	54.9
1970	685	46.5	7,769	62.1
<u>Textiles</u>				
	1			
1960			3,595	38.1
1970			4,806	38.4
<u>Furniture</u>				
	1			
1960			1,283	13.6
1970			1,506	12.0
<u>Other Manufacturing</u>				
	1			
1960			298	3.1
1970			1,457	11.6
<u>Non-Manufacturing - Total</u>				
1960	855	61.9	4,243	45.0
1970	776	52.7	4,725	37.8
<u>Construction</u>				
1960	54	3.8	568	6.0
1970	59	4.0	716	5.7
<u>Transportation &amp; Commerce</u>				
1960	52	3.7	371	3.9
1970	13	.8	312	2.4

TABLE 9 (Cont'd)

	Marion	Percent	McDowell County	Percent
<u>Wholesale &amp; Retail</u>				
1960	281	20.2	1,253	13.3
1970	277	18.8	1,368	10.9
<u>Finance &amp; Insurance</u>				
1960	69	4.9	255	2.7
1970	80	5.4	197	1.5
<u>Professional &amp; Related</u>				
1960	215	15.4	550	5.8
1970	262	17.7	1,198	9.5
<u>Public Administration</u>				
1960	33	2.3	116	1.2
1970	19	1.2	173	1.3
<u>Other Industries</u>				
1960	151	10.8	837	8.8
1970	66	4.4	618	4.9
<u>Agriculture</u>				
	1			
1960			293	3.1
1970			143	1.1

Source: 1960 and 1970 Census of Population

<sup>1</sup>Not available.

TABLE 10  
MANUFACTURING EMPLOYMENT  
McDowell County

<u>Manufacturing - Total</u>	<u>No. Employed</u>	<u>Percent</u>
1960	5,176	100
1970	7,769	100
<u>Furniture</u>		
1960	1,283	24.7
1970	1,506	19.3
<u>Textiles</u>		
1960	3,595	69.4
1970	4,806	61.8
<u>Metal</u>		
1960	8	.1
1970	310	3.9
<u>Machinery (Except Electrical)</u>		
1960	20	.3
1970	31	.3
<u>Electrical Machinery</u>		
1960	8	.1
1970	417	5.3
<u>Transportation</u>		
1960	66	1.2
1970	9	.1
<u>Other Durable Goods</u>		
1960	15	.2
1970	179	2.3



TABLE 10 (Cont'd)

	<u>No. Employed</u>	<u>Percent</u>
<u>Food &amp; Kindred Products</u>		
1960	73	1.4
1970	89	1.1
<u>Printing &amp; Publishing</u>		
1960	16	.3
1970	21	.2
<u>Chemicals</u>		
1960	8	.1
1970	4	.05

SOURCE: 1960 and 1970 U. S. Census of Population

The North Carolina Employment Security Commission has published estimates of industry employment by place of work for each county in the state through 1975. It is important to note that the Commission's figures indicate the number of people employed in the various industries in the county regardless of which county the workers live. According to these figures, there were 9,120 people working in manufacturing jobs in McDowell County in 1975. However, only 4,080 textile jobs were located in the county. This accounted for only 44.7 percent of all manufacturing jobs. Jobs in the furniture industry in 1975 amounted to 1,790 which was 19.6 percent of all manufacturing jobs. However, other manufacturing which includes food, paper, printing, chemicals, stone, clay, glass, fabricated metals, nonelectric machinery and miscellaneous manufacturing accounted for 2,820 jobs in 1975. This was 30.9 percent of all manufacturing jobs.

These figures indicate a very healthy trend occurring in Marion and McDowell County. The local economy is diversifying as evidenced by less dependence on textiles, thus making the economy less susceptible to fluctuations in the textile industry.

#### Agriculture

This category includes agriculture, forestry and fisheries. McDowell County experienced a decline in employment in this category between 1960 and 1970. The total employment figure dropped from 293 in 1960 to 143 in 1970. The Employment Security Commission figures for 1975 indicate this trend is continuing. Both the state and national employment figures indicate a similar downward trend in agricultural employment. This trend should continue at all levels as small farms give way to larger, more mechanized and less labor intensive farming operations. However, agricultural income

TABLE 11  
INDUSTRY - NEW AND EXPANDED  
McDowell County

Cumulative Total For the Years	Investments (in 000's)		Employees	
	New	Expanded	New	Expanded
1960 thru 1964	\$2,075	\$1,329	540	499
1965 thru 1969	5,045	3,837	595	175
1970 thru 1974	15,515	7,470	755	484
1975 thru 1976	0	30,140	0	1,215

Source: Profile, North Carolina Counties; Fifth Edition, 1977.



in McDowell County is increasing at a fairly substantial rate. The North Carolina Department of Administration estimates that farm income in the County has increased from \$1,337,176 in 1965 to \$2,543,000 in 1975. Despite the decrease in employment, agriculture remains an important industry in McDowell County.

#### New and Expanded Industry

Over the past sixteen years, McDowell County has experienced a steady increase in new and expanded industrial employment. Since 1960 local industrial expansion has added 2,373 jobs in McDowell County with 1,215 of these jobs opening during 1975 and 1976. Since 1960, 1,890 jobs have been created in new industry locating in McDowell County. In terms of investment, \$42,776,000 have been spent for expansion of existing industry in the county since 1960 and \$22,635,000 have been spent on new industry locating in the county. It is interesting to note that the majority of new jobs in the county since 1960 has resulted from expansion of existing industry. This indicates a significant degree of confidence on the part of industry in Marion and McDowell County. Probably the most significant new industry to locate in the county in recent years is Baxter Laboratories. Located north of Marion, the plant began operations in 1972. After several expansions, the plant employed approximately 3,000 persons in 1977.

#### V. Water and Wastewater Coverage Areas

Utilities, especially water and sewer service, are principal factors in determining the location, type, pattern, and density of urban development. Thus, an understanding of the existing and proposed water and wastewater systems and coverage areas in the planning area is important to the land development plan.

A water and sewerage study<sup>1</sup> was prepared for Marion in 1971, by an engineering firm that analyzed the existing facilities, identified the deficiencies in the systems and recommended programs to correct these deficiencies and to provide for the city's anticipated future needs. Much of the data utilized in this portion of the plan was provided from that study.

#### Water Coverage Area

The municipally owned water system that serves all of the city and most of the planning area and the Pleasant Gardens area northeast of the planning area consists of two unfiltered mountain sources, a raw water pumping facility, a treatment plant and distribution lines. According to the previously mentioned utility study "the water system capacity during dry weather is 1.9 million gallons per day (MGD). The current average and maximum day demands are 1.90 and 2.57 MGD, respectively. Thus, the system is not adequate to meet maximum demands." Marion's water situation is far from being at the critical point, however, in order to meet future demands for water service to current and future residential and industrial users, the city should implement the proposed water system improvements that are recommended in the water and sewerage study. The city has recently constructed a 200,000 gallon standpipe reservoir. This will increase water pressure at the higher points in the city.

The municipal water system supplies water to all of the industries within the planning area. Two industries outside the corporate limits purchase significant quantities of water from the city for in-plant use as well as domestic uses within employee housing of Clinchfield Manufacturing

---

<sup>1</sup>Comprehensive Water and Sewerage Study, O'Brien and Gere, Inc. Engineers August, 1971.

1. The first part of the report deals with the general situation of the country and the progress of the work during the year. It is divided into two main sections: the first section deals with the general situation of the country and the progress of the work during the year, and the second section deals with the results of the work during the year.

2. The second part of the report deals with the results of the work during the year. It is divided into two main sections: the first section deals with the results of the work during the year, and the second section deals with the results of the work during the year.

3. The third part of the report deals with the results of the work during the year. It is divided into two main sections: the first section deals with the results of the work during the year, and the second section deals with the results of the work during the year.

4. The fourth part of the report deals with the results of the work during the year. It is divided into two main sections: the first section deals with the results of the work during the year, and the second section deals with the results of the work during the year.

5. The fifth part of the report deals with the results of the work during the year. It is divided into two main sections: the first section deals with the results of the work during the year, and the second section deals with the results of the work during the year.

6. The sixth part of the report deals with the results of the work during the year. It is divided into two main sections: the first section deals with the results of the work during the year, and the second section deals with the results of the work during the year.

7. The seventh part of the report deals with the results of the work during the year. It is divided into two main sections: the first section deals with the results of the work during the year, and the second section deals with the results of the work during the year.

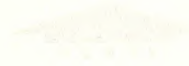
8. The eighth part of the report deals with the results of the work during the year. It is divided into two main sections: the first section deals with the results of the work during the year, and the second section deals with the results of the work during the year.

9. The ninth part of the report deals with the results of the work during the year. It is divided into two main sections: the first section deals with the results of the work during the year, and the second section deals with the results of the work during the year.

10. The tenth part of the report deals with the results of the work during the year. It is divided into two main sections: the first section deals with the results of the work during the year, and the second section deals with the results of the work during the year.



ARION,  
NORTH CAROLINA  
ANNING AREA



APR 11 1967  
SHEET NO. 1001

EXISTING WATER SERVICE  
AREA

**PROPOSED LONG-RANGE  
WATER SERVICE AREA**

MARION,  
NORTH CAROLINA  
PLANNING AREA

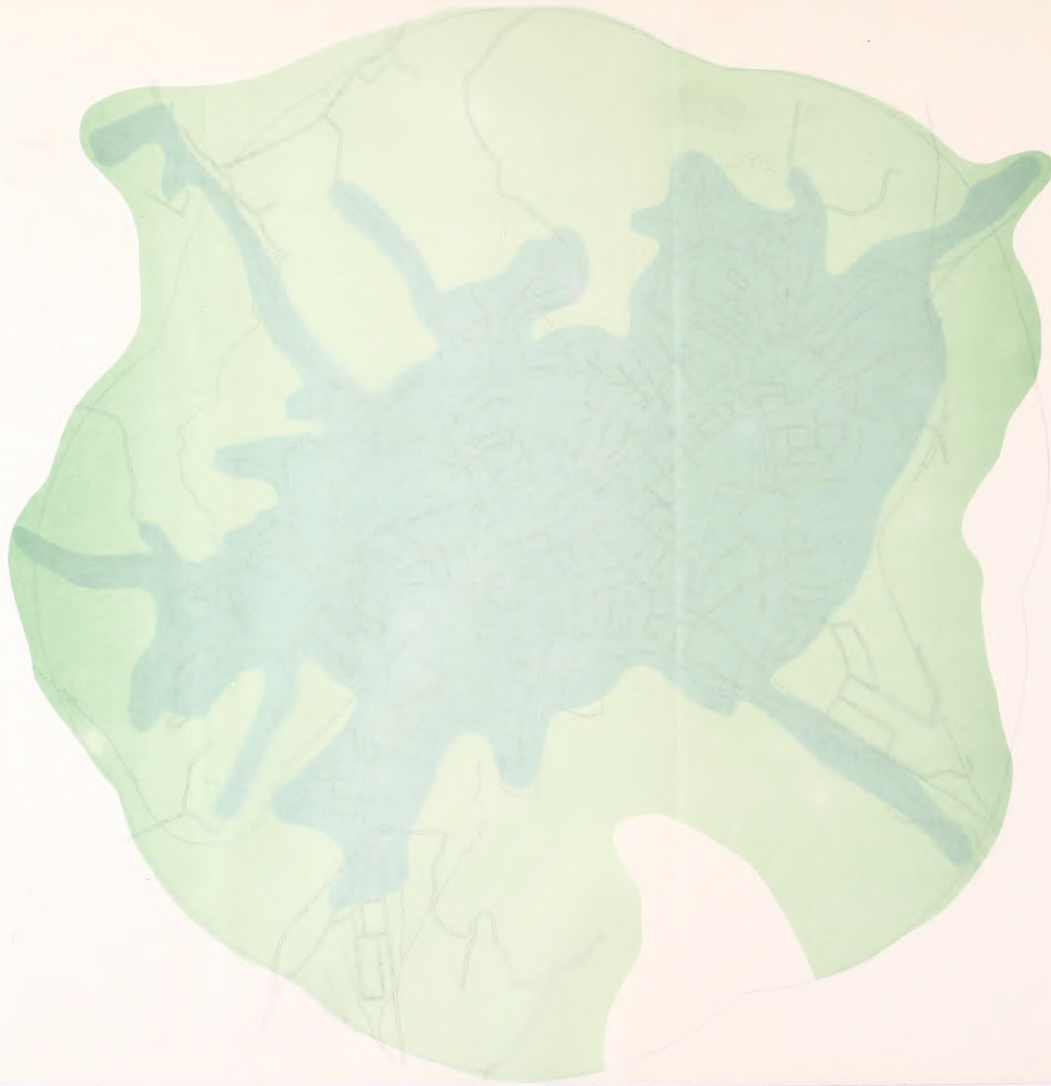


1 IN. = 1 MILE  
1:62,500

MAP 5

EXISTING WATER SERVICE  
AREA

**PROPOSED LONG-RANGE  
WATER SERVICE AREA**



**MARION,  
NORTH CAROLINA  
PLANNING AREA**



400 0 800 2000 4000  
SCALE IN FEET

**MAP 5**

**EXISTING WATER SERVICE  
AREA**







Company and Marion Manufacturing Company. Washington Mills Company uses water only for in-plant use. Marion Manufacturing Company owns its water lines and has a water supply in addition to purchasing water from the city. As is depicted on Map 4 and was previously mentioned, water service is provided to many urbanized areas within and beyond the planning area, however, a lack of interconnections on several of the lines and a large number of lines two inches or less in size restrict service outside the city. A few areas inside the city have several dead-end lines as well as lines four inches or less in size. If these previously discussed deficiencies are corrected and the water study is implemented, there is every reason to believe that the proposed long-range water service area that is delineated on Map 4 can become a reality within the next two decades. The only areas that are deleted from coverage are southeast and west of the city. These areas have severe slope and/or rock outcroppings that impede development.

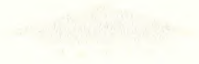
#### Wastewater Coverage Area

Marion's sewerage system consists of two sewage treatment plants. One plant is located south of the intersection of N. C. 226 and Interstate 40 beside Corpening Creek and the other is located in the Clinchfield Area. Outfall lines follow along Rutherfordton Road with smaller collection lines primarily within the city limits. Nearly all of Marion lies within the Corpening Creek drainage area that drains southward and enables much of the city to be served by gravity sewers. Two small sewage pump ejector stations are provided for areas that cannot be economically served with gravity sewers. Only those areas within the city and adjacent to Cross Mills, Marion Manufacturing Company, Washington Mills, and a small area northeast of the city are served by a municipal wastewater service. Cross Mills and Marion Manufacturing Company own and maintain their wastewater collection lines serving their manufacturing plants as well as employee dwellings in the





ARION.  
ORTH CAROLINA  
ANNING AREA



400 2000 4000 6000 8000 10000

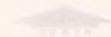
26

EXISTING WASTE WATER  
SERVICE AREA

PROPOSED LONG-RANGE  
WASTE WATER SERVICE  
AREA

**PROPOSED LONG-RANGE  
WASTE WATER SERVICE  
AREA**

MARION,  
NORTH CAROLINA  
PLANNING AREA



0 1/2 1 2 3 4  
MILES  
SCALE IN FEET

MAP 6

EXISTING WASTE WATER  
SERVICE AREA

PROPOSED LONG-RANGE  
WASTE WATER SERVICE  
AREA

**PROPOSED LONG-RANGE  
WASTE WATER SERVICE  
AREA**

**MARION,  
NORTH CAROLINA  
PLANNING AREA**



400 0 800 1600 2400  
SCALE IN FEET

**MAP 6**

**EXISTING WASTE WATER  
SERVICE AREA**

\*  
**PROPOSED FOR INCLUSION  
IN THE CITY SYSTEM**







immediate vicinity. Their wastewater is discharged into and treated by the city system. Industrial wastewater is very difficult to properly treat and has helped contribute to the current operating inefficiency of the municipal wastewater treatment plant. Additional wastewater system deficiencies include limited outfall capacity and excessive stormwater infiltration. Thus, unless improvements are made to the existing system, future growth that requires adequate wastewater treatment facilities will be impeded. The city is currently attempting to eliminate this problem by making improvements to the wastewater system. Improvements costing over \$8 million are currently planned or under contract. Included within these improvements are a \$3 million waste treatment plant and new outfall lines for Washington Mills, Cross Mills and Broyhill. These outfall lines will also add several private homes to the system.

With the exception of two areas in the southeastern and eastern portions of the planning area, as is shown on Map 5, the entire planning area with the addition of small pump stations and outfall lines can be served.

In 1974, the city assumed responsibility for operations and maintenance of the collection system and treatment plant previously owned by the Clinchfield Manufacturing Company. This system serves approximately 250 houses in addition to the manufacturing plant.





## CHAPTER 3

### LAND USE ANALYSIS AND LAND DEVELOPMENT PLAN

#### I Land Use Survey

As a municipality or urbanized area develops, the land use pattern undergoes complex changes which may cause conflicts between uses if not controlled. A survey and analysis of existing land use patterns and trends are necessary in order to guide and control future development patterns.

#### PURPOSE OF THE LAND USE SURVEY

A survey and analysis of existing land use and the past trends which have influenced it form a basis upon which future land development may be determined, when considered along with other physical, social, and economic factors affecting development. The goal of this study is to provide sufficient knowledge of existing land development patterns upon which to base objective recommendations to guide the future use of land in a manner consistent with community goals.

The survey of existing land use is an inventory of all land within the City of Marion and the one-mile planning area adjacent to the city. The survey of Marion and its planning area was made in October, 1977, to determine the use of all parcels of land within the corporate limits and of general development within the surrounding area.

#### LAND USE CATEGORIES

For planning purposes, land uses were grouped into the following categories:

- (1) Residential - Structures containing one or more dwelling units, including single -- and multiple-family housing units, residential hotels, mobile homes, mobile home parks and transient lodging;

- (2) Trade - Any activity dealing in the sale of retail or whole-sale merchandise;
- (3) Service - Any private activity which exists for the purpose of providing a service to the public;
- (4) Manufacturing - Those activities which are engaged in the production, processing, or fabrication of goods and/or materials.
- (5) Transportation, Communication and Utilities - Those activities engaged in the movement of people and commodities (including highway, street, and railroad right-of-way); those activities devoted to the transmission of messages and information; and those land uses concerned with the production and/or the distribution of fuels, power, water, and the disposal of waste materials;
- (6) Cultural, Entertainment, and Recreational - All land uses devoted to leisure-time activities including amusements, recreational activities and parks;
- (7) Governmental, Educational and Religious Services - Municipal, county, state or federal land such as a county courthouse or police station. Churches and hospitals are also included.
- (8) Undeveloped Land - Those areas which are presently not being used for any of the above purposes. This includes natural and undeveloped land and land which is in the process of being developed.

## II. Land Development Goals and Standards

In recognition of community goals and attitudes, the Marion Planning Board has developed certain land development planning goals for the purpose of guiding the future use of land in the Marion planning area. These goals outline particular needs under different categories of land use, while remaining consistent with the overall development goals outlined in Chapter I and contributing to the achievement of those goals.

### RESIDENTIAL LAND USE

Much of the satisfaction a citizen gets from living in a town or city is derived from the quality of the residential area in which he or she lives. In order to insure the development of residential areas which are



orderly, pleasant and safe, the following goals have been developed:

#### Goals

- (1) To promote a desirable range of housing types related to the needs, incomes, and desires of the population of the area;
- (2) To upgrade the quality of existing residential areas where necessary;
- (3) To encourage new housing areas to develop into compact residential communities;
- (4) To promote residential development in those areas suitable for extension of existing utilities;
- (5) To upgrade public facilities and the level of public services present in residential areas to a level adequate to most urban needs.

#### Standards

The following standards are recommended to guide future development in the Marion planning area:

- (1) Residential areas should be bounded, not penetrated, by major traffic arteries with these arteries forming an integrated system of major streets. Within the residential neighborhoods, there should be a system of collector-distributor streets, which collect traffic during periods of outgoing traffic movement and feed such traffic into major thoroughfares. When vehicles are returning to residential areas, the collector-distributor streets facilitate disbursement of the traffic into the residential streets. Streets within the neighborhood should be designed and oriented to form an integral part of the circulation system within the neighborhood;
- (2) Design of dwelling units, lots, and streets should be appropriate for the topography of the area. Ordinarily, slopes in excess of 20 percent should be avoided for extensive urban development. However, with homes constructed in especially steep areas, careful consideration must be given to the design of the home and to the lot size;
- (3) New development should be contiguous to existing development insofar as possible. The development of isolated residential areas should be avoided. Agriculture and forest land should remain intact until it is needed for urban development.



- (4) Minimum size for single-family lots in high density areas should be 7,000 square feet. Where central sewerage is not available, the minimum should be 10,000 square feet. If neither water nor sewerage is available, the minimum should be 20,000 square feet, or more. Buildings should cover no more than 30 percent of the lot area in low density areas;
- (5) High density residential areas are generally better suited to the location of multi-family housing. Conventional multi-family dwellings should be located on lots which allow 7,000 square feet for the first family and 3,000 square feet for each additional family and should be restricted from areas where streets, water and other community facilities cannot support high densities.

## COMMERCIAL LAND USE

### Goals

In order to insure orderly commercial development in the Marion planning area, the following goals have been established:

- (1) To promote the development of a relatively compact commercial center within the City of Marion;
- (2) To promote the development of small compact commercial areas within the planning area, which are related to the population, income, and welfare of the areas served;
- (3) To protect the community against the unsightliness and hazard of strip highway commercial development;
- (4) To upgrade the quality of viable existing commercial areas within Marion and adjacent area;
- (5) To develop all commercial areas with the convenience and safety of the customer and the general public in mind.

### Standards

The following standards have been formulated to insure the attainment of the above stated uses:

- (1) Any expansion of the central business district should be located close to the peak flow of traffic and pedestrians; where retail, professional, financial institutions and related services can be conveniently accommodated in subcenters easily accessible to adequate parking;
- (2) Expansion of the central commercial area should occur primarily by displacement of noncommercial uses and by a better use of existing space;

- (3) Local shopping areas should be located within or on the edge of neighborhoods. They should be grouped into functional centers with a generous amount of off-street parking in order to provide the greatest convenience to the shopper, to reduce traffic congestion, and to insure a profitable business;
- (4) Highway business areas should be provided for establishments that cater to the motorist. These facilities should be located in outlying areas on major thoroughfare approaches to the urban area where sites are adequate for integrated design and proper consideration can be given to highway safety and general amenity of adjoining uses.

## INDUSTRIAL LAND USE

### Goals

The specific goals for planning for industrial growth and development within the Marion planning area are as follows:

- (1) To encourage the location of additional appropriate industries within the Marion planning area and within the McDowell County urban area;
- (2) To develop new planned industrial districts in areas which may be served by the extension of existing services;
- (3) To encourage cooperation by the City of Marion and McDowell County in developing and carrying out plans for industrial development;
- (4) To minimize the effects of noise, odor and discharge of industrial wastes upon surrounding areas.

### Standards

The following standards are designed to facilitate efficient development of industrial land within the planning area:

- (1) Industrial areas should be located on reasonably level land, preferably with not more than five percent slopes and capable of being graded without excessive expense;
- (2) Direct access to commercial transportation facilities is an important consideration. Access to major truck routes and to railroads should be provided but for some types of industries truck access alone is adequate;
- (3) Industrial areas should be located within easy commuting time of residential areas and should be accessible to major traffic thoroughfares directly connected with residential areas;



- (4) Utilities at or near the site and governmental services appropriate to the needs of the various types of industry existing or expected to locate within the areas should be available -- water, power, wastewater disposal, solid waste disposal, fire and police protection;
- (5) The compatibility of industrial areas with surrounding uses must be considered as a location factor with due regard for potential air or water pollution, etc. The degree of isolation from residential, public and commercial districts, will vary with the nature of the industry. Therefore, light industrial land uses will have different locational criteria than heavier industrial uses.

#### PUBLIC AND RECREATIONAL LAND USE

The following land use goals have been established to insure orderly development of public and recreational land uses:

##### Goals:

- (1) To provide all residents with a range of recreational opportunities within convenient distance of their homes;
- (2) To preserve existing natural features and make them available for public enjoyment;
- (3) To encourage individuals and private organizations to develop recreational resources for public use in the planning area.

#### III. Land Use Analysis

Approximately 989 acres of land are included within the corporate limits of Marion. Since 1972, the city has annexed 92.21 acres. Of this total, 52.94 acres (57%) are developed while the remaining acreage is vacant or undeveloped. With the inclusion of the recently annexed areas the total developed acreage within the corporate limits is approximately 744, which represents slightly over 75 percent of the total land area. In addition to the annexed areas, almost 21 acres have been developed between 1972 and 1978 within the 1972 corporate limits. Most of the 245 acres of undeveloped land within the corporate limits have slopes greater than 20 percent, which is not suitable for intensive development.



The one-mile planning area, excluding the City of Marion, contains approximately 5,579 acres, of which 1,802 acres or slightly over 32 percent are developed.

Map 7 depicts existing land use within the corporate limits in 1972. Map 8 indicates the major land use changes between 1972 and 1978. Map 9 depicts existing land use in the planning area in 1972. Map 10 indicates major land use changes in the planning area between 1972 and 1978. Table 12 provides information on current land use and land use changes during the past six years within the corporate limits. Table 14 provides the same information for the planning area, while Table 16 summarizes this information for the city and planning area combined.

#### Residential

Between 1972 and January, 1978, approximately 32.39 additional acres of residentially developed land were added within the corporate limits. Of this total, 13.21 acres were developed within the 1972 corporate limits and 19.08 acres were contained in annexed areas. This brings the total residential acreage within the corporate limits to 380.29, which represents approximately 51 percent of the total developed area within the city. Slightly over 367 acres of land in Marion are in single-family use while approximately 11 acres are in multi-family use and 1.65 acres in transient lodging. Approximately 77.22 acres of additional land have been developed for residential use since 1972 in the planning area outside the 1972 corporate limits. However, 19.08 acres of residential land have been annexed, leaving a net gain of approximately 58 acres of residential land in the planning area. This brings the total land in the planning area developed for residential purposes to 1,172.96 acres or approximately 65 percent of the total developed land within the planning area. This brings the total area in residential use in Marion and the planning area to approximately 1,553.25 acres or almost 24 percent of the







# CITY OF MARION, NORTH CAROLINA



0 400 800 1200 1600

SCALE IN FEET

7

## EXISTING LAND USE - 1972

END

SINGLE FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL

TRANSIENT HOUSING

TRADE AND SERVICE

GOVERNMENTAL, EDUCATIONAL  
AND MISCELLANEOUS SERVICES

MANUFACTURING

CULTURAL, RECREATIONAL,  
AND ENTERTAINMENT

TRANSPORTATION, COMMUNI-  
CATION AND UTILITIES

AGRICULTURE OR UNDEVELOPED  
LAND



**CITY OF  
MARION,  
NORTH CAROLINA**

P 8

**LAND USE CHANGES  
1972 - 1978**

**LEGEND**

**SINGLE FAMILY RESIDENTIAL**

**MULTI-FAMILY RESIDENTIAL**

**TRANSIENT HOUSING**

**TRADE AND SERVICE**

**GOVERNMENTAL, EDUCATIONAL  
AND MISCELLANEOUS SERVICES**

**MANUFACTURING**

**CULTURAL, RECREATIONAL,  
AND ENTERTAINMENT**

**TRANSPORTATION, COMMUNI-  
CATION AND UTILITIES**

**AGRICULTURE OR UNDEVELOPED  
LAND**

**MUNICIPAL BOUNDARY  
CHANGES SINCE 1972**





# CITY OF MARION, NORTH CAROLINA

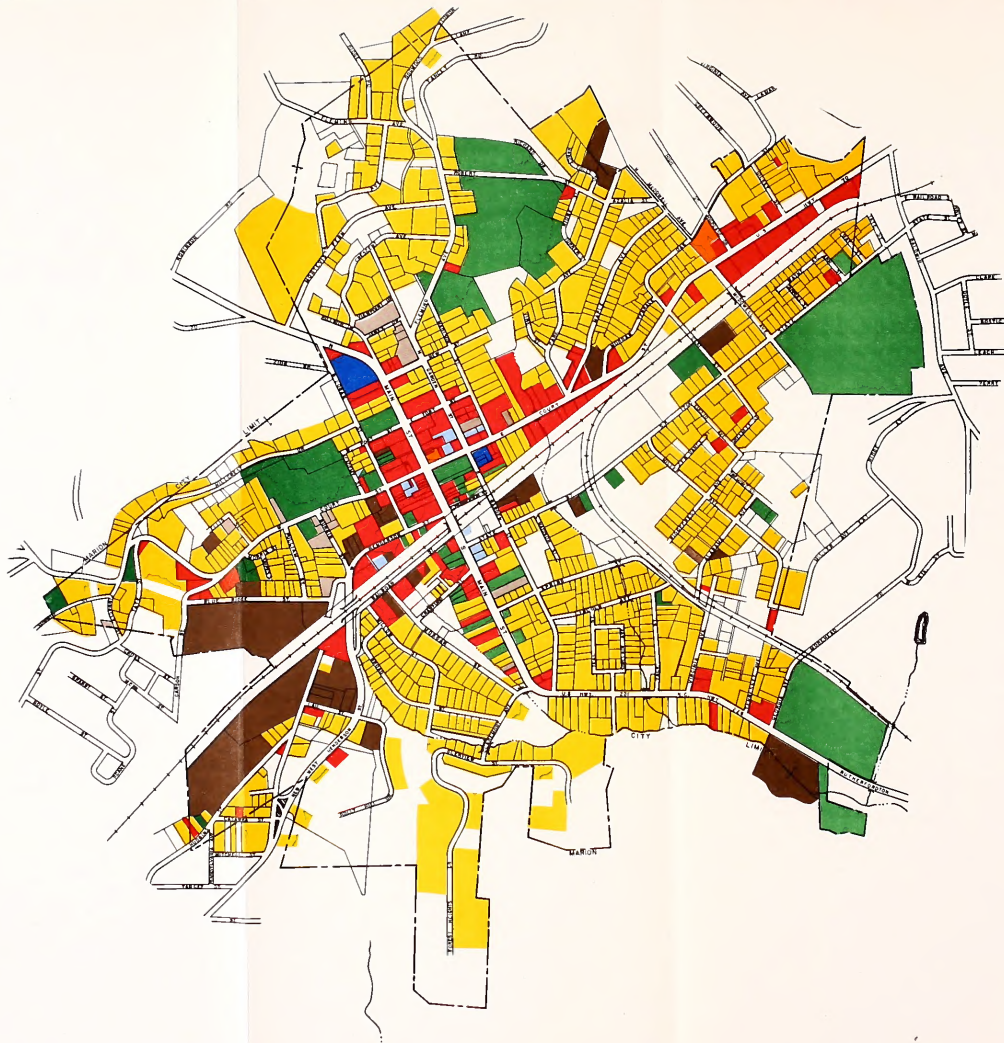


MAP 7

## EXISTING LAND USE - 1972

### LEGEND

-  SINGLE FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  TRANSIENT HOUSING
-  TRADE AND SERVICE
-  GOVERNMENTAL, EDUCATIONAL  
AND MISCELLANEOUS SERVICES
-  MANUFACTURING
-  CULTURAL, RECREATIONAL,  
AND ENTERTAINMENT
-  TRANSPORTATION, COMMUNI-  
CATION AND UTILITIES
-  AGRICULTURE OR UNDEVELOPED  
LAND





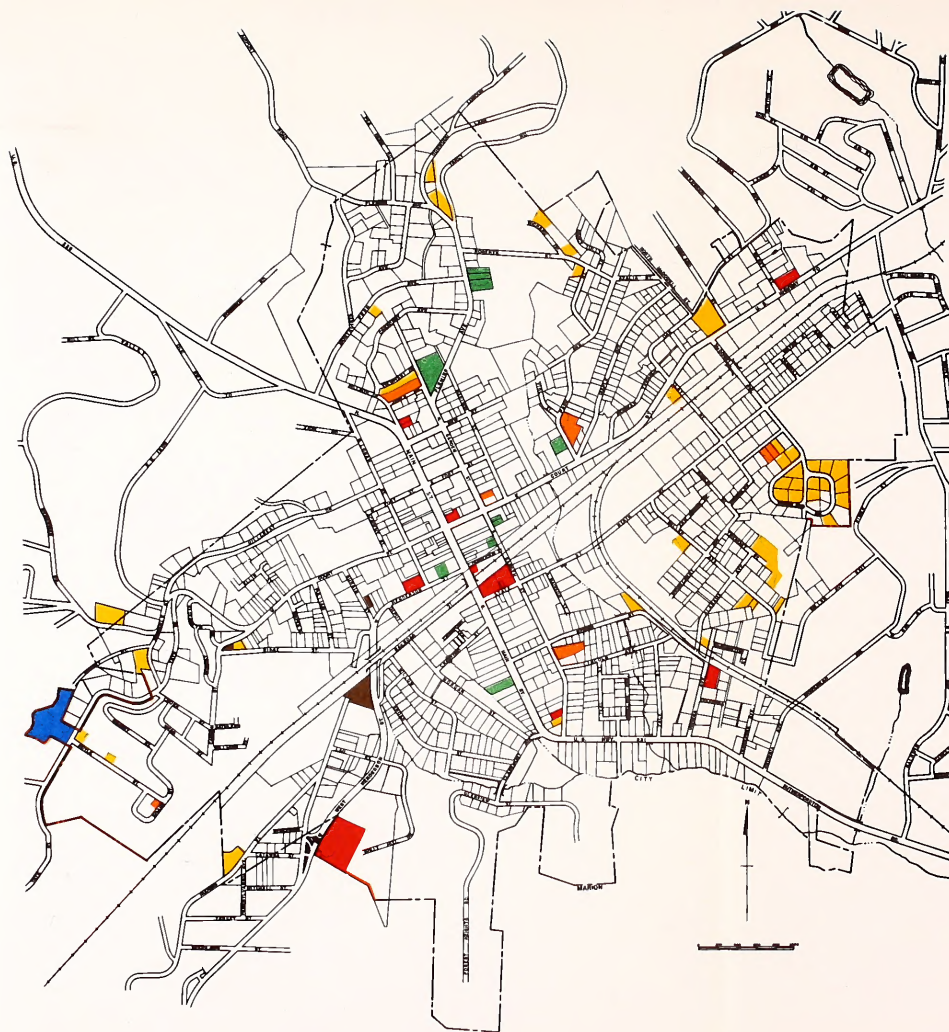
# CITY OF MARION, NORTH CAROLINA

MAP 8

## LAND USE CHANGES 1972 - 1978

### LEGEND

-  SINGLE FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  TRANSIENT HOUSING
-  TRADE AND SERVICE
-  GOVERNMENTAL, EDUCATIONAL  
AND MISCELLANEOUS SERVICES
-  MANUFACTURING
-  CULTURAL, RECREATIONAL,  
AND ENTERTAINMENT
-  TRANSPORTATION, COMMUNI-  
CATION AND UTILITIES
-  AGRICULTURE OR UNDEVELOPED  
LAND
-  MUNICIPAL BOUNDARY  
CHANGES SINCE 1972









**ARION,  
ORTH CAROLINA  
ANNING AREA**



400 0 800 2000 2800  
SCALE IN FEET

P 9

**EXISTING LAND USE - 1972**

**LEGEND**

**RESIDENTIAL**

**TRADE AND SERVICE**

**GOVERNMENTAL, EDUCATIONAL  
AND MISCELLANEOUS SERVICES**

**MANUFACTURING**

**TRANSPORTATION, COMMUNI-  
CATION AND UTILITIES**

**AGRICULTURE OR UNDEVELOPED  
LAND**



**ARION,  
NORTH CAROLINA  
PLANNING AREA**



**LAND USE CHANGES  
1962 - 1978**

**LAND**

**RESIDENTIAL**

**TRADE AND SERVICE**

**GOVERNMENTAL, EDUCATIONAL  
AND MISCELLANEOUS SERVICES**

**MANUFACTURING**

**TRANSPORTATION, COMMUNI-  
CATION AND UTILITIES**

**AGRICULTURE OR UNDEVELOPED  
LAND**



**800 1600 2400 3200 4000**



**SCALE IN FEET**

# MARION, NORTH CAROLINA PLANNING AREA









400 0 800 1600 2400  
SCALE IN FEET

MAP 9

## EXISTING LAND USE - 1972

### LEGEND

-  RESIDENTIAL
-  TRADE AND SERVICE
-  GOVERNMENTAL, EDUCATIONAL  
AND MISCELLANEOUS SERVICES
-  MANUFACTURING
-  TRANSPORTATION, COMMUNI-  
CATION AND UTILITIES
-  AGRICULTURE OR UNDEVELOPED  
LAND











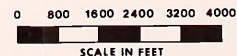
# MARION, NORTH CAROLINA PLANNING AREA

MAP 10

## LAND USE CHANGES 1972 - 1978

### LEGEND

-  RESIDENTIAL
-  TRADE AND SERVICE
-  GOVERNMENTAL, EDUCATIONAL  
AND MISCELLANEOUS SERVICES
-  MANUFACTURING
-  TRANSPORTATION, COMMUNI-  
CATION AND UTILITIES
-  AGRICULTURE OR UNDEVELOPED  
LAND





total land area.

Single-family residential structures are not concentrated in any particular area of Town, but are scattered fairly evenly throughout the city. Most of the new residential construction is occurring in the southern and eastern areas of the city, primarily along Holly Hill Drive, Forest Heights Road, and Woodland Drive. Several vacant lots still remain in these areas, thus leaving them open for more development in the future. Because of the density of current development, very few other areas exist within the corporate limits where residential development can occur.

Multi-family development in the city is located primarily between Viewpoint and James Drives in the northern part of town and on Park Avenue north of East Court Street. Apartment complexes are located in both of these areas. The complex on Park Avenue has been constructed since 1972. A smaller apartment complex is located on South Garden Street. Other multi-family units are located primarily in individual houses where apartments have been added and are scattered sporadically throughout the city. Transient lodging occupies only a small amount of land in Marion. A total of 49 mobile homes is located within the corporate limits. Most of these mobile homes are scattered throughout the city. However, there are two small concentrations of mobile homes, one of which is located south of Rutherfordton Road and the other on Alabama Avenue.

In the planning area, most of the residential development is occurring along existing transportation routes in areas where slopes are generally less than 20 percent. There are 286 mobile homes located outside the city, but within the planning area. Several mobile home parks are located in the planning area; however, the majority of the mobile homes are located on individual lots scattered throughout the planning area.



Map 11 indicates major areas of substandard housing in Marion and the planning area. Substandard housing includes both deteriorating and dilapidated housing and is defined as follows:

Deteriorating Housing: Deteriorating housing needs more repair than is provided in the course of regular maintenance. Such housing has one or more defects that must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of defects are: holes, open cracks, loose or missing material over small area of wall, foundation, floor or roof, or badly damaged steps or porch.

Dilapidated Housing: Dilapidated housing does not provide safe and adequate shelter; in its present condition, it endangers the health, safety, or well-being of its occupants. Such housing represents inadequate original construction or has one or more critical defects, so critical or widespread that the structure should be extensively repaired, rebuilt or torn down. Examples of defects are: holes, open cracks, loose or missing materials over a large area of the foundation, walls or roof, and extensive damage by storm, fire or flood; sagging roof or foundation. Such structures, in order to meet minimum standards, should require drastic restoration that would be economically unfeasible and, therefore, should be demolished.

Within the city limits, the only area of concentrated substandard housing is located in the northwestern section of town, primarily between State and Carson Streets. The planning area contains several large areas of substandard housing including the areas northeast and east of the city. Most of the houses in this section were originally built to house employees of both the Marion Manufacturing and Clinchfield Manufacturing plants.

ARION,  
ORTH CAROLINA  
ANNING AREA

MAP 11

MAJOR AREAS OF  
SUBSTANDARD HOUSING



800 1600 2400 3200 4000



SCALE IN FEET



Map 11 indicates major areas of substandard housing in Marion and the planning area. Substandard housing includes both deteriorating and dilapidated housing and is defined as follows:

Deteriorating Housing: Deteriorating housing needs more repair than is provided in the course of regular maintenance. Such housing has one or more defects that must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of defects are: holes, open cracks, loose or missing material over small area of wall, foundation, floor or roof, or badly damaged steps or porch.

Dilapidated Housing: Dilapidated housing does not provide safe and adequate shelter; in its present condition, it endangers the health, safety, or well-being of its occupants. Such housing represents inadequate original construction or has one or more critical defects, so critical or widespread that the structure should be extensively repaired, rebuilt or torn down. Examples of defects are: holes, open cracks, loose or missing materials over a large area of the foundation, walls or roof, and extensive damage by storm, fire or flood; sagging roof or foundation. Such structures, in order to meet minimum standards, should require drastic restoration that would be economically unfeasible and, therefore, should be demolished.

Within the city limits, the only area of concentrated substandard housing is located in the northwestern section of town, primarily between State and Carson Streets. The planning area contains several large areas of substandard housing including the areas northeast and east of the city. Most of the houses in this section were originally built to house employees of both the Marion Manufacturing and Clinchfield Manufacturing plants.



**MARION,  
NORTH CAROLINA  
PLANNING AREA**

**MAP 11**

**MAJOR AREAS OF  
SUBSTANDARD HOUSING**





This is a densely developed area that lacks adequate municipal services. In addition, the area just south of the city limits, primarily between Sugar Hill Road and the Railroad contains a relatively large concentration of substandard housing.

Within the city limits, 69.6 percent of the housing units are in a standard condition, while 18.0 percent are in a deteriorated condition and 2.4 percent are in a dilapidated condition. In the planning area, 48.7 percent of the housing units are in a standard condition, while 33.0 percent are in a deteriorated condition and 6.2 percent are in a dilapidated condition.

#### Trade and Service

Approximately 70 acres of land within the corporate limits are devoted to trade and service uses. This is almost 15 acres more than were used in 1972. Of this additional acreage, 12.60 acres resulted from annexation, while 2.35 acres developed within the 1972 corporate limits. Trade and services occupy approximately 9.4 percent of the developed land and approximately 7.07 percent of the total land area in Marion. These figures are up from 8.19 percent and 6.12 percent respectively in 1972.

The largest and most concentrated trade and service area is in the central business district. This area parallels Main Street from Fort Street on the north to State and Crawford Streets on the south, and is almost one block deep on either side of Main Street along the whole distance. The second major commercial area in the city is along East Court Street (U. S. Highway 70). This area is largely a concentration of highway-oriented business establishments which cater to the motorists. Several areas along this highway have conflicting land uses, with commercial development and residential development intermixed. A few neighborhood trade



TABLE 12

## Existing Land Use Within the City of Marion

<u>Use</u>	<u>Acres</u>	<u>Percent of Developed Acres</u>	<u>Percent of Total Land Area</u>
Residential	380.29	51.1	38.5
Single Family <sup>1</sup>	367.38	49.4	37.1
Multi-Family	11.16	1.5	1.1
Transient Lodging	1.65	.2	.1
Trade and Service	69.89	9.4	7.1
Manufacturing	60.07	8.1	6.1
Transportation, Communication and Utilities	120.76	16.2	12.2
Streets	69.25	9.3	7.0
Railroads	49.31	6.6	5.0
Others	2.20	.3	.2
Cultural, Entertainment, and Recreational	17.18	2.3	1.7
Governmental, Educational and Miscellaneous Services	<u>96.22</u>	<u>12.9</u>	<u>9.7</u>
Total Developed	744.41	100.0	75.3
Vacant	245.31		
Total Land	989.72		

<sup>1</sup>Includes mobile homes.

TABLE 13  
Marion Land Use Changes: 1972-1978

<u>Category</u>	<u>Inside 1972 Corporate Limits</u>	<u>Annexed Area</u>	<u>Total Change</u>
Residential (Total)	13.21 acres	19.08 acres	32.39
Single-Family	11.75	19.08	30.83
Multi-Family	1.46	0	1.46
Transient Lodging	0	0	0
Trade and Service	2.35	12.60	14.95
Manufacturing	1.46	8.08	9.54
Transportation, Communication, and Utilities	0	8.77	8.77
Cultural, Entertainment, and Recreational	9.54	4.41	13.95
Governmental, Educational, and Miscellaneous Services	<u>-5.73</u>	<u>0</u>	<u>-5.73</u>
Total (Developed)	20.83	52.94	73.87
Vacant	-20.83	39.27	18.44

establishments are scattered along the extreme north and south areas of Main Street and have created conflicting land uses. Several houses along South Main Street are being converted to commercial uses. The city has recently annexed a new shopping center containing 12.6 acres located on West Henderson Street. Considering the small land area and population of Marion, the acreage used for commercial purposes within the city is far larger than one would expect. This is due to the fact that Marion serves as a trade center for a much larger area.

Excluding Marion, the planning area contains over 95 acres of commercially developed land. Within the planning area, but outside the 1972 corporate limits, 30.02 additional acres of commercial land have been developed since 1972. However, 12.60 of these acres were annexed by Marion leaving a net gain of slightly over 17 acres in the planning area. Commercial land accounts for 5.3 percent of the developed land and 1.7 percent of all land in the planning area. Most of the new commercial development in the planning area is occurring northwest of town along U. S. 221 in an area already heavily commercial. Some commercial development is also occurring south of town along U. S. 221 south. U. S. Highway 70 also contains several commercial areas northeast of the city. There are no other large commercial developments within the planning area.

#### Manufacturing

Slightly over 60 acres in Marion are devoted to manufacturing use. This accounts for 8.1 percent of the developed land in the city, which is up from 7.5 percent in 1972. Since 1972, an additional 9.54 acres of land in Marion are in manufacturing use. Of this total, 1.46 acres were developed within the 1972 corporate limits, while 8.08 acres were annexed. Most of the manufacturing development is located between West Henderson and Blue Ridge Streets. This is a very desirable location in that rail



facilities are available. A few light manufacturing plants are located on small lots scattered in various other areas of the city.

Most of the large manufacturing plants are located outside, but adjacent to the corporate limits. These include Marion Manufacturing Company, Clinchfield Manufacturing Company, Cross Cotton Mills, and Washington Mills. Outside the 1972 corporate limits, but within the planning area, a total of 1.17 acres has been developed for manufacturing purposes since 1972. However, the city has annexed 8.08 acres of manufacturing development during this time. This results in a net loss of 6.91 acres of manufacturing development in the planning area since 1972. Currently there is a total of 127 acres in manufacturing use in the planning area, compared to 134 acres in 1972.

#### Transportation, Communications and Utilities

Within the Marion corporate limits, almost 121 acres are devoted to transportation, communication, and utility uses. This is the second largest land use in Marion. Most of this use is taken up by roads. Railroad lines and rights-of-way are the second largest use in this category, with other uses, such as utility buildings occupying the smallest amount. All of the increase in this category within the City has occurred because of the annexation of areas where streets exist.

In the planning area outside the 1972 corporate limits there were 2.20 acres of land developed into roads since 1972. However, the city annexed 8.77 acres of roads resulting in a net loss of 6.57 acres in the planning area. A considerable amount of land taken up by power line easements is not included in this category, but is included in the undeveloped land category.

TABLE 14

Existing Land Use Within the Planning Area, Excluding  
Marion City Limits

<u>Use</u>	<u>Acres</u>	<u>Percent of Developed Acres</u>	<u>Percent of Total Land Area</u>
Residential	1172.96	65.07	21.02
Single-Family <sup>1,2</sup>	1172.96	65.07	21.02
Transient Lodging	0	0	0
Trade and Service	95.06	5.27	1.70
Manufacturing	127.43	7.06	2.28
Transportation, Communication, and Utilities	330.49	18.33	5.92
Streets	173.83	9.64	3.11
Railroads	155.01	8.60	2.77
Others	1.65	.09	.02
Cultural, Entertainment, and Recreational	4.41	2.4	.07
Governmental, Educational, and Miscellaneous Services	<u>72.07</u>	<u>3.99</u>	<u>1.29</u>
Total Developed	1802.42	100	32.30
Agricultural or Vacant	3777.04		67.69
Total Land	5579.46		

<sup>1</sup>Includes mobile homes.

<sup>2</sup>Multi-family data is included in single-family land use category for area outside the city limits.

TABLE 15  
Land Use Changes in Planning Area (Outside Marion): 1972-1978

<u>Category</u>	<u>Outside 1972 Corporate Limits</u>	<u>Lost to Annexation</u>	<u>Total Change</u>
Residential (Total)	77.22*	-19.08	58.14
Single and Multi-Family	77.22	-19.08	58.14
Transient Lodging	0	0	0
Trade and Service	30.02	-12.60	17.42
Manufacturing	1.17	-8.08	-6.91
Transportation, Communication, and Utilities	2.20	-8.77	-6.57
Streets	2.20	-8.77	-6.57
Railroads	0	0	0
Others	0	0	0
Cultural, Entertainment, and Recreational	4.41	-4.41	0
Governmental, Educational, and Miscellaneous Services	<u>30.93</u>	<u>0</u>	<u>30.93</u>
Total Change (Developed)	145.95	52.94	93.01
Vacant	-145.95	-39.27	-185.22

\*All figures represent acres



TABLE 16  
Existing Land Use Within the Planning Area, Including  
Marion City Limits

<u>Use</u>	<u>Acres</u>	<u>Percent of Developed Acres</u>	<u>Percent of Total Land Area</u>
Residential	1553.25	60.98	23.64
Single-Family	1540.34	60.48	23.44
Multi-Family	11.16	.43	.16
Transient Lodging	1.65	.06	.02
Trade and Service	164.92	6.47	2.51
Manufacturing	187.50	7.36	2.85
Transportation, Communication, and Utilities	451.25	17.71	6.86
Streets	243.08	9.54	3.70
Railroads	204.32	8.02	3.11
Others	3.85	.15	.05
Cultural, Entertainment, and Recreational	21.59	.84	.32
Governmental, Educational, and Miscellaneous Services	<u>168.24</u>	<u>6.60</u>	<u>2.56</u>
Total Developed	2546.83		38.76
Agricultural or Vacant	4022.35		61.23
Total Land	6569.18		

TABLE 17

Land Use Changes for Marion and Planning Area: 1972-1978

<u>Category</u>	<u>Total Change (Acres)</u>
Residential	90.53
Single and multi-family	90.53
Transient Lodging	0
Trade and Service	32.37
Manufacturing	2.63
Transportation, Communication, and Utilities	2.20
Streets	2.20
Railroads	0
Others	0
Cultural, Entertainment, and Recreational	13.95
Governmental, Educational, and Miscellaneous Services	<u>25.20</u>
Total (Developed)	166.88
Vacant	-166.88

### Cultural, Entertainment and Recreational

Cultural, entertainment, and recreational uses account for 17.18 acres or 2.3 percent of developed land within the corporate limits. This category includes parks, non-school outdoor and indoor recreation facilities, motion picture theaters, etc. Since 1972, approximately 13.95 acres in this category have been added in Marion. Of this total, 9.54 acres have been developed inside the 1972 corporate limits, while 4.41 acres have been annexed. One significant development has been the conversion of the former school property on West Court Street into a county-wide recreational area. This has added significantly to the recreational land use available in Marion. The planning area has no land in this category.

### Governmental, Educational and Miscellaneous Services

Governmental, educational and miscellaneous services including religious activities occupy approximately 96.22 acres, or 12.9 percent of the developed land in the corporate limits. This is less land than was occupied in this category in 1972, due to the conversion of the school property on West Court Street from educational to recreational use. In spite of this, schools still occupy the largest proportion of land in this category in the city. Church facilities, McDowell Memorial Park Cemetery, municipal and county owned property, and Marion General Hospital also constitute a large portion of these land uses.

The planning area contains approximately 72 acres in this category. This accounts for 3.9 percent of the developed land in the planning area, up from 2.4 percent in 1972. The primary reason for this is the opening of the new Eastfield Elementary School which is situated on a 30-acre tract in the planning area.



## Agricultural or Vacant

Marion has a relatively small amount of vacant land, especially land that is developable. Approximately 24.8 percent of the total land area of Marion is vacant and much of that land is not suited for development. Approximately 3,777.04 acres remain vacant in the planning area outside the corporate limits. This accounts for almost 68 percent of the total land within the planning area outside the corporate limits. Vacant land accounted for 69.91 percent of the total land in the planning area in 1972.

Based on examination of land uses in 1972, and changes that have occurred since that time, several problems were identified that will adversely affect future development within Marion and the planning area unless corrective actions are taken. These problems include the following:

1. Marion has very little developable vacant land. Thus annexation will be necessary if the city is to significantly increase its tax base.
2. The city has major traffic congestion in its central business district created primarily by a major thoroughfare route (U. S. 221-226) passing through the city and causing through traffic and local traffic in the CBD to intermix.
3. Strip commercial development is growing unguided and uncontrolled within the one-mile planning area creating traffic congestion and hazards.
4. There are several areas of conflicting land use within the city, particularly between residential-commercial and residential-industrial areas.
5. Along with increased development in the planning area outside the corporate limits comes a corresponding increase in the need for

urban services such as water and sewer and police and fire protection. Some developing areas already are experiencing sewer problems. Unless some provisions are made to provide adequate service to these areas, these problems will only become worse in the future.

6. A large number of houses in the planning area outside the corporate limits are deteriorating at a rate that will eventually create additional blighted areas unless preventive and corrective action is taken. A housing code compliance program in this area would help eliminate this problem.

#### IV. Land Development Plan

The Marion Land Development Plan provides proposals as to how land should be used as expansion and development occur within the Marion planning area during the next 20-year period.

The land development plan holds no legal status, but does serve as the basis for more definitive legislative and administrative measures such as subdivision regulations, housing code compliance program, zoning and policies regarding the extension of utilities. The plan should serve as a guide for both public and private development within the planning area. As technical, sociological and economic changes occur within the planning region, the land development plan should be modified and revised as such changes warrant.

Future land uses within the Marion planning area are grouped into five major categories - residential, commercial, industrial, public and/or recreational and land not recommended for development. These classifications were used in the land use analysis due to the intention to insure flexibility and simplicity in the plan.

TABLE 18

## Projected Land Use Needs for Marion and the Planning Area - 1992

<u>Land Use</u>	<u>Developed Acres (1972)</u>	<u>Projected Acreage (1992)</u>	<u>Developed Acres (1978)</u>	<u>Additional Acreage Needed</u>
Within 1972 City Limits:				
Residential	348	393	361	32
Commercial	55	62	57	5
Industrial	50	57	51	6
Public and/or Recreational	105	119	109	10
Transportation and Utilities	<u>112</u>	<u>127</u>	<u>112</u>	<u>15</u>
Total	670	758	690	68
Within Total Planning Area (Including Marion):				
Residential	1463	1801	1554	247
Commercial	133	163	165	(-2)
Industrial	185	228	188	40
Public and/or Recreational	146	180	185	(-5)
Transportation and Utilities	<u>449</u>	<u>553</u>	<u>451</u>	<u>102</u>
Total	2376	2925	2543	382



## Land Requirements For Future Development

Using an index referred to as "acres per one-hundred persons", the 1972 land development plan projected land use needs to 1992 for each category. Development that has occurred between 1972 and 1978 indicates that existing commercial development and public and/or recreational development in the planning area already exceeds the projected needs for 1992. All other land use categories in the city and planning area will need additional acreage to meet projected 1992 demand. The city will need approximately 68 acres in all categories to meet projected demand. Within the total planning area, including the city, approximately 382 additional acres will need to be developed to meet the projected demand for 1992.

### Residential

Due to the fact that desirable vacant land for residential purposes is scarce within the city, most future residential development will occur outside the corporate limits. The location and availability of adequate water and sewer facilities will be a significant factor in determining not only the location but the density of future residential development. Much of the planning area is currently served by the municipal water system and it is not coincidental that extensive residential development has taken place in these areas. Municipal sewer service is less comprehensive in the planning area. Due to the percolation field size for some soils, residential development cannot usually be as dense in areas where septic tanks are used.

Marion is currently making substantial improvements to its sewer lines and treatment facilities. These improvements will allow the city to not only improve service to existing customers but adequately handle future growth. These improvements along with others recommended in the Comprehensive Water and Sewer Study prepared by O'Brien and Gene, Inc. will enable most of

ARION,  
ORTH CAROLINA  
ANNING AREA



P 12

LAND DEVELOPMENT  
PLAN

LEGEND

RESIDENTIAL

COMMERCIAL

PUBLIC AND/OR RECREATION

INDUSTRIAL

LAND NOT RECOMMENDED FOR  
URBAN DEVELOPMENT



800 1600 2400 3200 4000



SCALE IN FEET



## Land Requirements For Future Development

Using an index referred to as "acres per one-hundred persons", the 1972 land development plan projected land use needs to 1992 for each category. Development that has occurred between 1972 and 1978 indicates that existing commercial development and public and/or recreational development in the planning area already exceeds the projected needs for 1992. All other land use categories in the city and planning area will need additional acreage to meet projected 1992 demand. The city will need approximately 68 acres in all categories to meet projected demand. Within the total planning area, including the city, approximately 382 additional acres will need to be developed to meet the projected demand for 1992.

### Residential

Due to the fact that desirable vacant land for residential purposes is scarce within the city, most future residential development will occur outside the corporate limits. The location and availability of adequate water and sewer facilities will be a significant factor in determining not only the location but the density of future residential development. Much of the planning area is currently served by the municipal water system and it is not coincidental that extensive residential development has taken place in these areas. Municipal sewer service is less comprehensive in the planning area. Due to the percolation field size for some soils, residential development cannot usually be as dense in areas where septic tanks are used.

Marion is currently making substantial improvements to its sewer lines and treatment facilities. These improvements will allow the city to not only improve service to existing customers but adequately handle future growth. These improvements along with others recommended in the Comprehensive Water and Sewer Study prepared by O'Brien and Gene, Inc. will enable most of








# MARION, NORTH CAROLINA PLANNING AREA

MAP 12

## LAND DEVELOPMENT PLAN

### LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  PUBLIC AND/OR RECREATION
-  INDUSTRIAL
-  LAND NOT RECOMMENDED FOR URBAN DEVELOPMENT





the planning area to be served by adequate, water and sewer systems. For the immediate future, however, residential development should occur adjacent to or between existing development where water and sewer lines are currently in place. This will allow a much more efficient expansion of water and sewer resource than would be possible if development is scattered over a large area. Where these services are not available lots should be of an adequate size to handle septic tanks and wells. The recommended minimum standards for residential lots are 7,000 square feet for single-family lots served by municipal water and sewer; 10,000 square feet or more should be required if central water is available but central sewer is not. If neither central water nor sewer is available the minimum land area should be 20,000 square feet or more. In certain sections of Soil Resources area 3, the minimum lot area should exceed the minimum recommended standards previously stated especially if a subdivision is planned in an area not having central sewer. In such cases, the Soil Conservation Service and/or the McDowell County Health Department should be consulted.

A Systematic Housing Code Compliance Program should be initiated in the planning area to upgrade many of the substandard housing units and prevent the deterioration of other units. Based on a 1976 survey there are 776 deteriorated units and 145 dilapidated units in the planning area. This accounts for 33 percent and 6.2 percent, respectively of all units in the planning area. The city currently enforces a building code compliance program as well as zoning within the corporate limits.

In order to avoid deterioration of existing residential areas and because much of the future development should occur on the fringe just outside the existing city limits, the city should pursue an aggressive annexation policy so adequate services can be provided as development occurs.



## Commercial

As was previously indicated, the City of Marion has a large amount of land in commercial use, primarily because of the city's functions as a trade center. The present central business district along Main Street has fairly well defined boundaries and is relatively compact. This area has suffered somewhat due to the development of two shopping centers. The central business district should be strengthened and renovated in an effort to maintain this center as the main retail shopping area of the community. This district is important both as a central focal point and a tax base. A downtown revitalization study has recently been completed and efforts should be taken to implement recommendations contained in the study.

The land development plan (Map 12) recommends five areas for commercial use. The first area is the expansion of the central business district along Main Street. The area to the north should extend to the city limits. The area to the south should extend to the intersection of South Main Street and Garden Street. Both these areas should allow for expansion of central business type functions and any other type development such as residential and industrial should be discouraged.

The second commercial area follows US 70 (Court Street) extending from the current central business district out to the end of the planning area. Most of this area is currently commercial. Court Street is heavily travelled and thus not suited for residential development. Most of the development in this area should be highway business type development catering to the motorist. These businesses should have adequate off-street parking for employees and customers. Other types of development should be discouraged along this area.

The third area for commercial development is along U. S. 221 south. Several sections along this road are recommended for commercial. One area is

on the north side of the road from Virginia Avenue to Georgia Avenue. The other section is from the city limits on the south side of the street and from Baldwin Avenue on the north side out to the end of the planning area, with the exception of a small section on the north side of the road at the end of the planning area. Much of the area is already commercial.

The fourth area recommended for commercial development is both sides of Sugar Hill Road (West Henderson Street) from Lail Street south to the end of the planning area and the east side of Henderson and Railroad Street from Lail Street to the downtown area. Sugar Hill Road provides access to Interstate 40 and thus contains a rather heavy amount of traffic. Highway type businesses catering to the motorist should be encouraged along this road.

The fifth area recommended for commercial development is both sides of U. S. 70-221 northwest of the city from the city limits to the end of the planning area. This highway is currently almost totally commercial and thus a large amount of traffic is generated here. All of these five areas recommended for commercial development should be planned to adequately handle traffic and other potential hazards such as parking.

### Industrial

The projected land use needs for additional industrial land needed for the study period is 40 acres for the study area, six of which is included within the city. Good large industrial sites within the city are virtually nonexistent. Most of the additional land within the city that has been proposed for industry includes only land for future growth of existing industries. This is also true of most of the industries outside the corporate limits. An area north of the intersection of U. S. Highway 70 and the Clinchfield Railroad overpass has potential for a concrete materials type operation. One cinder block manufacturer is currently in operation in that area.



There are several small sites within the planning area that are conducive to certain types of industries. Perhaps, the best site that has enough acreage for a moderate size industry within the planning area is in the southeastern portion of the one-mile area. This site is between the Clinchfield Railroad and U. S. Highway 221 as is shown on the land development map. The site can be easily served by water, sewer, rail, and is within one mile of a major interstate highway. However, the topography which is gently rolling, will require moderate excavation in preparation of the site. The best industrial sites within the region are just outside the planning area in the vicinity of U. S. 70 between the intersection of U. S. 70 -- U. S. 221 and Pleasant Gardens.

#### Public and/or Recreational

Land in this category is proposed for the location of publically-owned buildings and uses, and for public or privately-owned recreational facilities. Areas included in this category provide for expansion of all existing schools. Since 1972, three new schools have been constructed in the Marion area. Two of these schools are located just northeast of the planning area near U. S. Highway 70. One serves as a new county consolidated high school while the other serves as a new junior high school. The previous Marion High School has been converted to a junior high. The previous Marion Junior High has been vacated and is currently being converted into a countywide recreation complex. The third new school to be built is the Eastfield Elementary School located east of the city in the planning area. This site consists of approximately 32 acres and was shown as a recreation complex in the 1972 Land Development Plan. In addition, the city and county should consider "tot-lots" or "mini-parks" within walking distance of densely populated areas for young children to play.



### Land Not Recommended for Urban Development

Two major areas within the Marion planning area are classified as not recommended for urban development. These areas are at the southeastern, and eastern terminus of the planning area. The southeastern area is east of SR 1169 and south of the city limits and the eastern area is east of the Clinchfield Railroad tracks. Both areas have excessively steep slopes, rock outcroppings, and soils that have severe limitation ratings for all types of urban development.

### Sketch Thoroughfare Plan

The primary functions of the thoroughfare plan system are to promote the efficient movement of traffic around and through the planning area and to serve the existing and proposed development. Thus, the proper planning of a thoroughfare system can certainly aid an area. The transportation plan greatly affects the land development plan and vice-versa. Therefore, the transportation plan is shown with the land development plan.

The projected land use needs for transportation and utilities for the planning area in 1992 is 102 additional acres of land.

A thoroughfare plan<sup>1</sup> was prepared for Marion in 1964 by the North Carolina State Highway Commission and was adopted by the city on April 6, 1965. The graphic portion of the major and minor thoroughfare locations are depicted on Map 13.

The following are excerpts from the thoroughfare plan describing the function of proposed system:

#### Major Thoroughfares

##### "The Radial System"

The radial system is designed to move traffic to and from the outlying areas of the community to and from the central area. Counterclockwise from

---

<sup>1</sup>Marion Thoroughfare Plan, North Carolina State Highway Commission, 1964.



ARION,  
ORTH CAROLINA  
ANNING AREA



400 0 800 2000 2800  
SCALE IN FEET

P 13

SKETCH  
THOROUGHFARE PLAN

LEGEND

PROPOSED ALTERNATE  
BY-PASS ROUTES

MAJOR THOROUGHFARES

EXISTING ALIGNMENT

PROPOSED ALIGNMENT

MINOR THOROUGHFARES

EXISTING ALIGNMENT

PROPOSED ALIGNMENT





**MARION,  
NORTH CAROLINA  
PLANNING AREA**



400 0 800 1600 2400  
SCALE IN FEET

MAP 13

**SKETCH  
THOROUGHFARE PLAN**

**LEGEND**

--- PROPOSED ALTERNATE  
BY-PASS ROUTES

**MAJOR THOROUGHFARES**

- - - EXISTING ALIGNMENT

— PROPOSED ALIGNMENT

**MINOR THOROUGHFARES**

--- EXISTING ALIGNMENT

— PROPOSED ALIGNMENT







the east, the radials on the Marion thoroughfare plan (Map13) are as follows:

1. US 70 East (East Court Street) - This is one of the most important radial streets in the Marion system. It serves to carry traffic from outlying areas and suburban areas to the central business district and serves the nearby Clinchfield industrial area.
2. SR 1514 - This route borders the eastern side of the Clinchfield Manufacturing Company area and serves to carry traffic from this residential area into East Court Street and to the central business district.
3. North Garden Street - Fleming Avenue - Yancey Road - This radial is of local importance in that it carries traffic from the north into the central business district and also extends out into the local rural area to the northeast. This radial also serves to carry traffic to and from the north side of Lake James. Its southern terminus is the New Street - Main - Garden Street connector. South of this point Garden Street functions as a crosstown or central business district loop segment.
4. US 221 North & US 70 West - This is one of the most important radial routes in the Marion urban area. Like East Court Street, it carries important external traffic into Marion as well as carrying suburban Marion traffic to the central business district. It also carries considerable volumes of north-south through traffic. This radial separates into two routes at North Local Street - both following along the outer edges of the secondary business area north of the central business district. Both the latter routes, North Logan and North Main, merge into the crosstown street system.
5. SR 1214 and SR 1197 - These secondary roads serve a large rural section northwest of the planning area. Traffic volumes are presently very small and are not expected to pose serious traffic engineering problems within the current planning period.
6. SR 1195 - Tate Street - W. Court Street - This radial serves large residential areas west of the municipal corporate limits in addition to nearby commercial and industrial establishments within the city.
7. West Henderson Street - This is an important radial because it not only serves an industrial area within the town but it is also a major entrance into Marion from the Asheville area. The West Henderson Street radial has two Interstate feeder connectors in SR 1101 and SR 1168.

8. US 221 & NC 226 South (Rutherfordton Road) - This is an important radial, inasmuch as it serves a very large area to the south of Marion. It also serves as the entrance into Marion from Interstate 40 East and carries a significant volume of through (external-internal) trips. The Rutherfordton Road radial diverges into a proposed extension of Logan Street and Garden Street at the present Rutherfordton Road - S. Main Street intersection. Both the latter streets will enter directly into the Marion crosstown street system.
9. State Street - Matilda Street - This is another radial route designed to expedite the movement of traffic to and from the residential area on the east side of town (south of the Southern Railroad). New construction would be required to make the connection between State Street, Matilda Street and SR 1724. The State Street portion of this route also serves Marion High School.

#### The Crosstown System

The crosstown system forms a loop around the central business district and allows traffic to conveniently enter or bypass.

1. Court Street - Court Street passes through, rather than around, the Marion central business district. However, it is here retained on the thoroughfare system because of its continuity and, too, because it is impractical to extend or construct a more ideally located crosstown route. East of Garden Street and west of Logan Street, Court Street is Marion's major east-west radial.
2. Logan Street - This is the crosstown street on the west side of the downtown area. Beginning at Court Street it utilizes the existing street to Henderson Street. At that point it is recommended that South Logan Street be extended via an overpass of the railroad southward to intersect the proposed southern crosstown. It is further proposed that South Logan be extended beyond the southern crosstown to intersect Claremont Avenue near Rutherfordton Road.
3. State Street - A proposed new connection between State Street and the suggested new location for West Henderson Street constitutes the southern crosstown route. This recommended route will facilitate east-west traffic flow within Marion and simultaneously allow traffic to move around instead of through the central business area.
4. Garden Street - Garden Street now functions as a crosstown route on the east side of the downtown area and it is recommended that this present function be retained.



## The Loop System

The purpose of the loop system is to serve trips with both origin and destination outside the central business district and to allow those trip movements without having them pass through the central area. Mountainous terrain has retarded the development of a loop system of streets within Marion. Because of the terrain and existing development, a continuous loop system would be extremely expensive to construct. The suggested loop system for Marion is somewhat discontinuous but adequate to handle anticipated 20 year traffic demand. Starting from US 70 East and moving counter-clockwise, the loop system is as follows:

1. A proposed new connector from East Court Street, to North McDowell Street, thence along the existing North McDowell Street, Azalia Street, Robert Street and Fleming Avenue alignment to a point near the corporate limits where a new long range connector between Fleming Avenue and US 221- US 70 North is proposed. A more precise alignment for the latter connector should be determined when adequate topographic mapping becomes available. This portion of the loop will be of considerable convenience in moving traffic across the northeast section of town, though it is unlikely that the route will carry very heavy traffic volumes.
2. The western portion of the loop consists of a proposed new connector between SR 1195 and West Henderson Street. This latter alignment passes just west of Cross Cemetery, thence southward across the railroad via a proposed overpass to utilize a section of SR 1173 (Hudgins Street).
3. The southern section of the loop between West Henderson Street and Rutherfordton Road passes through mountainous terrain. When topographic mapping becomes available a construction feasibility study should be made along the general alignment. This section is herein included as a long range construction possibility principally because it gives a desirable continuity to the loop system. Beyond Rutherfordton Road (US 221-NC 226) the southern portion of the loop utilized Virginia Avenue, a proposed connection eastward to South McDowell Avenue, existing South McDowell Avenue and a proposed extension via a railroad overpass of South McDowell Avenue to connect with East Court Street; thus, completing the loop.

### Minor Thoroughfares

Minor thoroughfares perform the function of collecting traffic from residential, commercial, or industrial streets and carrying it to the major thoroughfares. The recommended Marion minor thoroughfares are:

1. SR 1522 - SR 1516 - This route, which borders the northern edge of the Clinchfield Manufacturing Company area should be extended westerly to connect with Yancey Road in the vicinity of SR 1502. This route would function to carry



traffic from the suburban area north of Clinchfield Manufacturing Company to northwest Marion and also some work trips to and from Clinchfield Manufacturing Company.

2. Perry Avenue Extension - This minor thoroughfare located in the southeastern section of the urban area, consists of Perry Avenue (SR 1718), a portion of Morehead Road and a proposed new road which will connect Morehead Road with the southeast portion of the urban loop. Its function is to provide access to the urban loop from the unincorporated community of East Marion.
3. Baldwin Avenue - Baldwin Avenue is an existing loop connector between US 70 East and US 221 - NC 226 South. In addition, it is the major collector street in East Marion and serves an important industrial area.
4. SR 1206 (Reservoir Road) - The northwestern portion of the loop utilizes an existing collector street (Reservoir Road) between US 70 - 221 North and West Court Street. The terrain is rugged and extensive development is not anticipated.
5. SR 1197 (Greenlee Road) - This existing minor street is suggested as part of the thoroughfare plan to accommodate minor movements of traffic to and from the northwestern portion of the planning area to and from the vicinity of US 70-221 North."

In addition to the thoroughfare proposals previously enumerated the N. C. State Highway Commission is considering the alignment of a major north-south by-pass route around Marion. Due to the possible topographic problems encountered in the construction of the by-pass, a route has not been finalized yet. Four of the alternate routes are shown on Map 13. When the final location is decided the land development plan should be changed, if warranted, to reflect the new highway.

## V. Implementation

A land development plan is of value to a community only if it is put into effect. Maps, charts, and published reports are of little value unless they serve as an effective guide for both public and private decisions which fashion the community. Perhaps the most important part of the Marion Planning Board's job will be the determination of the means of enforcing the plan. There are several legal methods of realizing proposals in the land

development plan. Mere adoption of the plan by the planning commission and certification thereof to the city officials of Marion will not accomplish the purposes for which planning is authorized.

Essential to the achievement of community goals is the implementation of the proposals by all available means, including:

- (1) Subdivision Regulations;
- (2) Zoning Ordinance;
- (3) Code Enforcement;
- (4) Community Development Programs;
- (5) Community Acceptance and Cooperation.

#### Subdivision Regulations

The control of land subdivision is the means by which private land development can be brought into conformity with the land development plan and the public interest. These regulations establish minimum standards of design and construction for all new land development, including both private and public improvements. They provide the guide by which the planning board and municipal officials equally and fairly may appraise all proposed plats for subdivision. Subdivision regulations also provide the land developer with a guide to the prerequisites of land subdivision that will meet the approval of the planning board and city commissioners.

These controls are necessary if orderly, economical and sound development is to be achieved. Through the enforcement of such regulations, the design and quality of subdivisions will be improved, resulting in better living conditions and greater stability of property values for the individual property owner. Such controls over land subdivision will insure the installation of utilities that may be economically serviced and maintained, a coordinated street system, and sufficient open spaces for recreation and other public services.



### Zoning Ordinance

Zoning is one of the legal devices used to implement the plan. It is not a complete device in itself, but is used in conjunction with other control measures. Zoning divides a city into districts corresponding to the intended use of the land as recommended by the land development plan. It specifically defines the purpose of each district and explicitly prohibits future or intended uses within the district that do not conform with its purpose. To accomplish this, zoning restricts the location, height, bulk, and sizes of buildings and structures. Further restrictions include the density of population and the use of buildings, structures, and spaces. Violation of these restrictions is a misdemeanor. It is essential that a zoning ordinance be enforced as written on a consistent basis. An inconsistent enforcement program or the indiscriminate granting of variances or "favors" may be of such harm that the city would be just as well off without the zoning ordinance.

Marion enforces zoning within its corporate limits. There is a great need for zoning in the county, especially in the developing areas around Marion. The county needs to preserve the quality of its environment and to prevent low quality development. Governmental units seem to realize too late the need for regulation of land uses, and in McDowell County prompt action is necessary.

### Code Enforcement

In communities where honest attempts are being made to upgrade the quality of structures and general living conditions, a good code enforcement program is essential.

Codes are governmental requirements placed on private uses of land to protect the occupants from the hazards of living and working in unsound, unhealthy, or otherwise dangerous structures.



The Workable Program for Community Improvement, a requirement for many federally supported programs, requires that the basic codes of buildings, housing, plumbing, electrical, and fire prevention be officially adopted and enforced. A system of codes functions only if accompanied by an inspection system. Inspection of only new buildings does not meet the overall requirements set forth in the Workable Program which also includes the inspection of existing structures.

The purpose of the building code is to protect people from the hazards of structurally unsound buildings. In contrast to the zoning ordinance, which divides the community into districts with different regulations for each, the building code is uniform in character and is applied to the community as a whole. The same is true of the other municipal codes such as plumbing and electrical codes, all of which are concerned with the public health, safety, and general welfare of the people. While the codes are not derived from the land development plan as are zoning and subdivision regulations, they are created to serve the people in the same way as the comprehensive plan.

#### Community Development Block Grant Program

The U. S. Department of Housing and Urban Development provides cities and towns of less than 50,000 population special grant assistance for housing and community development needs. The program entitled "Small Cities," is a 100 percent discretionary grant to eligible communities.

The programs is primarily for the elimination of slums and blight, preservation and rehabilitation of existing housing and provision of public works and facilities which principally benefit low and moderate income families.

The CDBG program is an effective tool in implementing conservation and

rehabilitation projects in deteriorating or substandard neighborhoods. The program encourages a comprehensive approach to the physical and social restoration of an area, consistent with local land use plans and policies.

#### Community Acceptance and Cooperation

Citizen participation is undoubtedly one of the most important factors determining the success of the land development plan. An informed citizenry that is willing to work to achieve the goals set forth in the comprehensive plan is a tremendous asset. A citizenry which refuses to become informed about the needs of the community and support the programs designed to achieve the community goals can make shambles of the best intentions of the planning board and the government. Perhaps the worst enemies to progress are those people who reject progressive movements because they are either uninformed or content with existing facilities.

Successful citizen participation could be achieved through a public education program designed to inform the community at large of the various purposes and reasons behind the actions of both the planning commission and local authorities.

Experience has shown that such a public information program yields a valuable sounding board technique from which valid suggestions and criticisms usually result. Thus, these suggestions can be integrated into the future goals and plans of Marion.



STATE LIBRARY OF NORTH CAROLINA



3 3091 00748 1435



